

BICKFORD RANCH

Specific Plan

Draft Addendum to the Environmental Impact Report



Prepared for:

County of Placer

Planning Department
11411 B Avenue
Auburn, California 95603

September 8, 2004

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1.0 INTRODUCTION

1.1 PURPOSE OF EIR ADDENDUM

This Addendum to the Bickford Ranch Specific Plan Environmental Impact Report (Bickford EIR) is prepared pursuant to the California Environmental Quality Act (CEQA Guidelines, Section 15164). CEQA Guidelines, Section 15164 states that “The lead agency or responsible agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of subsequent EIR has occurred.” Pursuant to CEQA Guidelines, Section 15367, Placer County is the lead agency for the project and it has the principal responsibility of carrying out or approving a project that may have a significant effect on the environment. As lead agency, Placer County has the authority for certification of any accompanying environmental documentation.

The Bickford EIR analyzed the impacts of the project as described in the proposed Bickford Ranch Specific Plan and related documents, including the Bickford Ranch Development Standards and the Bickford Ranch Design Guidelines, dated August 17, 1999. It also analyzed the changes described in Chapter 2.0 of the Bickford Ranch Specific Plan Final Environmental Impact Report dated November 13, 2000. The Bickford EIR was certified by the Placer County Board of Supervisors (Board) by Resolution No. 2001-340 on December 18, 2001, at which time the Board also approved the Bickford Ranch Specific Plan, Development Standards and Design Guidelines dated December 18, 2001; adopted a Statement of Findings, a Mitigation Monitoring Plan and a Statement of Overriding Considerations regarding the Bickford Ranch Specific Plan Project; related entitlements, and a Development Agreement, after requiring changes to the project to reduce its environmental impacts. The Board’s actions requiring changes to the project did not result in new or greater environmental impacts than those impacts identified and analyzed in the Bickford EIR. The Board also adopted resolutions dealing with abandonment of one portion and closure of another portion of Clark Tunnel Road.

All of the foregoing actions were challenged in court. The court determined that the Board’s approval of the Specific Plan, Design Guidelines, Development Standards, Development Agreement, and adoption of mitigation measures and the Mitigation Monitoring and Reporting Plan, and resolutions pertaining to Clark Tunnel Road were invalid and consequently, ordered those actions to be rescinded. On August 10, 2004 the Board complied with the Court’s writ by rescinding its approval of the Specific Plan, Design Guidelines, Development Standards, Development Agreement, adoption of mitigation measures, Mitigation Monitoring and Reporting Plan, and the resolutions pertaining to Clark Tunnel Road. The Board of Supervisors may now reconsider approval of the Specific Plan, Design Guidelines, Development Standards, and Development Agreement. This Addendum is prepared in compliance with CEQA requirements to permit the Board’s reconsideration.

This Addendum addresses changes between the project evaluated in the Bickford EIR and the project described in the September 1, 2004 Bickford Ranch Specific Plan as well as other changes that have

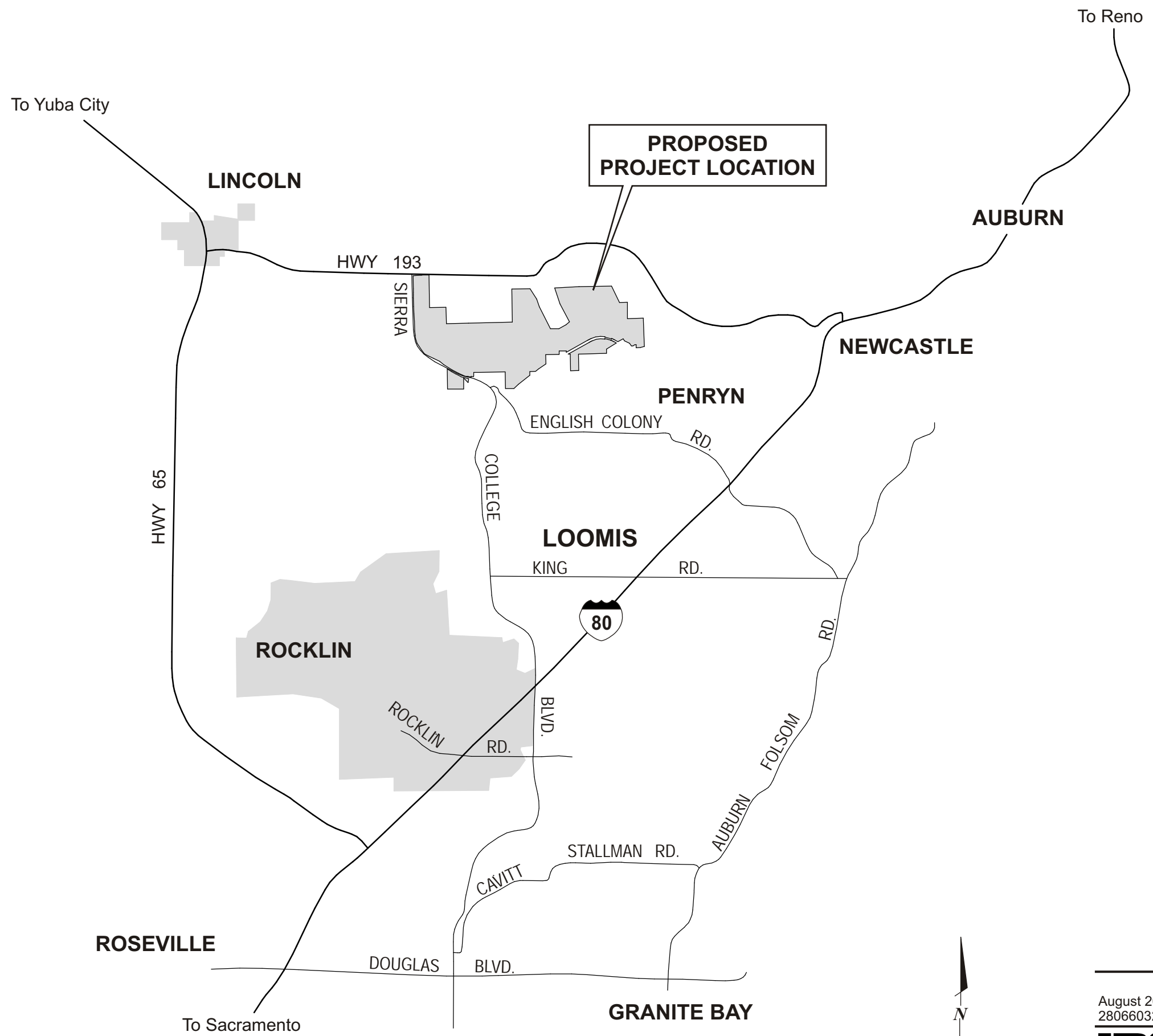
occurred with the passage of time. It examines these changes using the criteria identified in CEQA Guidelines Sections 15164 and 15162, namely:

1. Are there substantial changes in the project, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects?
2. Are there substantial changes in the circumstances under which the project will be undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects?
3. Is there new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, related to the following:
 - (a) the project will have one or more significant effects not discussed in the previous EIR;
 - (b) significant effects previously examined with be substantially more severe than shown in the previous EIR;
 - (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or the alternative?

Section 2.0 of this Addendum describes the changes in the project as analyzed in the Bickford EIR as well as other changes in circumstance that have occurred with the passage of time. Section 3.0 identifies, by environmental resource topic and by specific impacts identified in the Bickford EIR, whether or not these changes identified in Section 2.0 meet the criteria identified in CEQA Guidelines Sections 15164 described above.

1.2 PROJECT LOCATION

The Bickford Ranch Specific Plan includes residential, commercial, and recreational development on approximately 1,942 acres of vacant land in unincorporated Placer County approximately four miles west of Interstate 80 (I-80) and south of State Route 193 (SR-193), between the cities of Lincoln and Newcastle (see Figure 1-1).



PROJECT LOCATION MAP

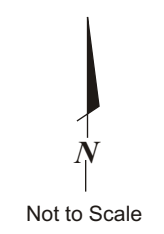
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FIGURE 1-1

Source: Hayes Land Planning, Inc.



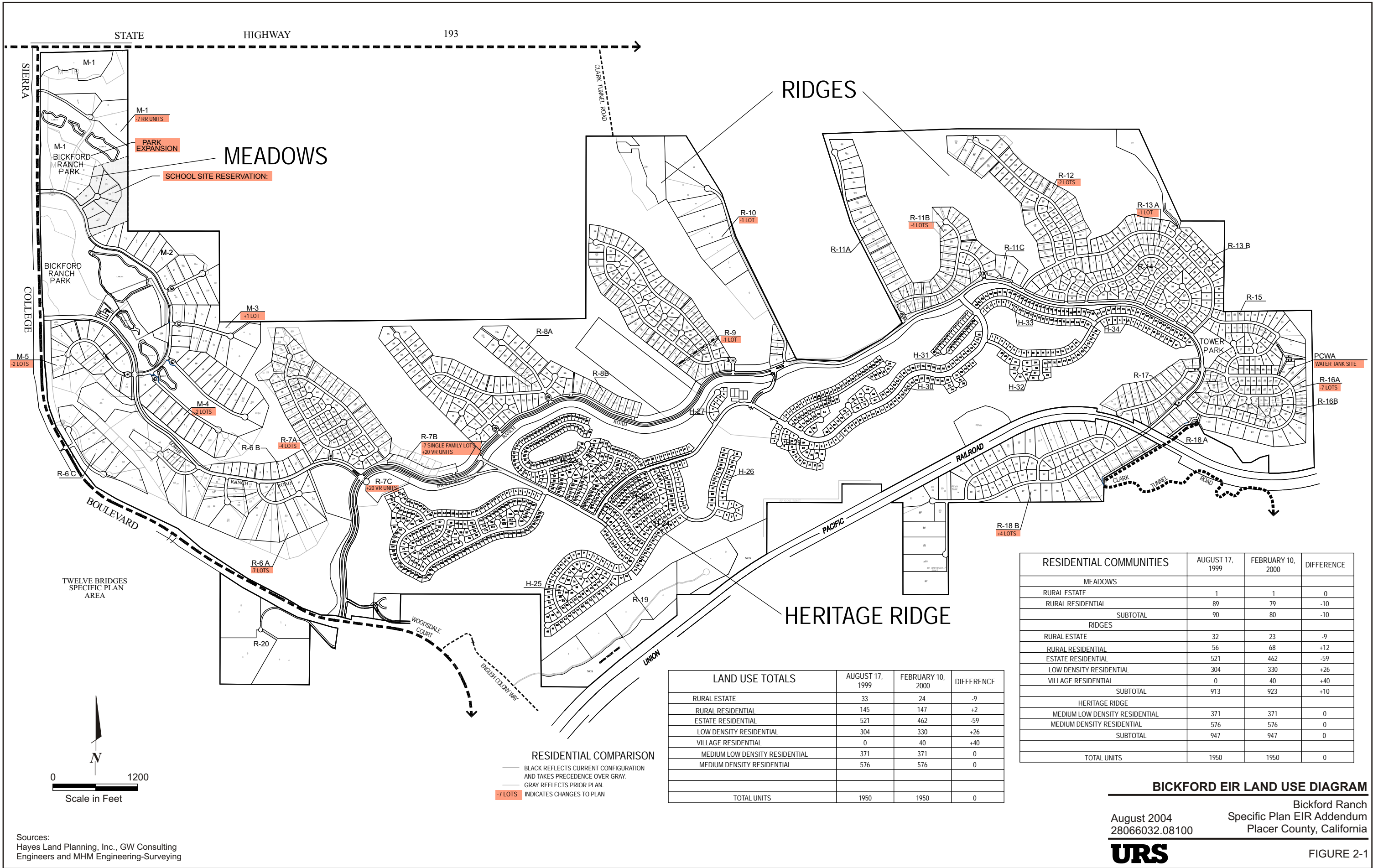
2.0 CHANGES POTENTIALLY AFFECTING THE BICKFORD RANCH SPECIFIC PLAN EIR

The Bickford EIR that was certified in December 2001 analyzes the project described in the proposed Bickford Ranch Specific Plan, Development Standards, and Design Guidelines dated August 17, 1999, plus certain modifications described in Chapter 2.0 of the Bickford EIR dated November 13, 2000. This Addendum addresses the following project changes that were not considered in the Bickford EIR:

1. Project changes made by the Applicant subsequent to completion of the Bickford EIR to reduce environmental impacts by reducing the project footprint, presented to the Placer County Planning Commission and Board of Supervisors in 2001. The Bickford Ranch Specific Plan, Development Standards, and Design Guidelines dated December 18, 2001 were prepared to document these changes, which are identified in Section 2.1 below;
2. Project changes required by the Board of Supervisors (Resolution No. 2001-340) to reduce or eliminate environmental impacts of the proposed project. The Bickford Ranch Specific Plan, Development Standards, and Design Guidelines dated December 18, 2001 were prepared to document these changes, which are identified in Section 2.2 below; and
3. Changes in site conditions related to implementation of certain mitigation, initiation of site preparation activities, and agency input and actions, including:
 - (a) Water conveyance modifications proposed by the Applicant as part of their execution of a Water Master Facilities Agreement to serve the project with the Placer County Water Agency (PCWA), which are identified in Section 2.3 below. The modifications are currently under review by PCWA;
 - (b) Minor Master Lotting Plan changes documented in the Tentative Maps for the project which were approved on October 21, 2003, which are identified in Section 2.3 below; and,
 - (c) Three additional minor lotting plan and golf course alignment modifications for Heritage Ridge described in Applicant's letter to Placer County dated November 21, 2003, which are identified in Section 2.3 below.

Collectively, these changes are hereinafter referred to as the "subsequent project changes." The changes to the land uses in the Bickford EIR are shown on Table 2-1, which compares the proposed land uses analyzed in the Bickford EIR with the subsequent project changes. In addition, the Land Use Diagram from the Bickford EIR and the Land Use Diagram representing the subsequent project changes are included as Figures 2-1 and 2-2, respectively.

In addition, certain changed circumstances external to the project are examined that may have a substantial bearing on the conclusions regarding the significance and/or severity of impacts identified in the Bickford EIR, simply due to the passage of time. These changes are identified in Section 2.4 below.



RESIDENTIAL COMMUNITIES	AUGUST 17, 1999	FEBRUARY 10, 2000	DIFFERENCE
MEADOWS			
RURAL ESTATE	1	1	0
RURAL RESIDENTIAL	89	79	-10
SUBTOTAL	90	80	-10
RIDGES			
RURAL ESTATE	32	23	-9
RURAL RESIDENTIAL	56	68	+12
ESTATE RESIDENTIAL	521	462	-59
LOW DENSITY RESIDENTIAL	304	330	+26
VILLAGE RESIDENTIAL	0	40	+40
SUBTOTAL	913	923	+10
HERITAGE RIDGE			
MEDIUM LOW DENSITY RESIDENTIAL	371	371	0
MEDIUM DENSITY RESIDENTIAL	576	576	0
SUBTOTAL	947	947	0
TOTAL UNITS	1950	1950	0

LAND USE TOTALS	AUGUST 17, 1999	FEBRUARY 10, 2000	DIFFERENCE
RURAL ESTATE	33	24	-9
RURAL RESIDENTIAL	145	147	+2
ESTATE RESIDENTIAL	521	462	-59
LOW DENSITY RESIDENTIAL	304	330	+26
VILLAGE RESIDENTIAL	0	40	+40
MEDIUM LOW DENSITY RESIDENTIAL	371	371	0
MEDIUM DENSITY RESIDENTIAL	576	576	0
TOTAL UNITS	1950	1950	0

BICKFORD EIR LAND USE DIAGRAM

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FIGURE 2-1

Sources:
Hayes Land Planning, Inc., GW Consulting
Engineers and MHM Engineering-Surveying

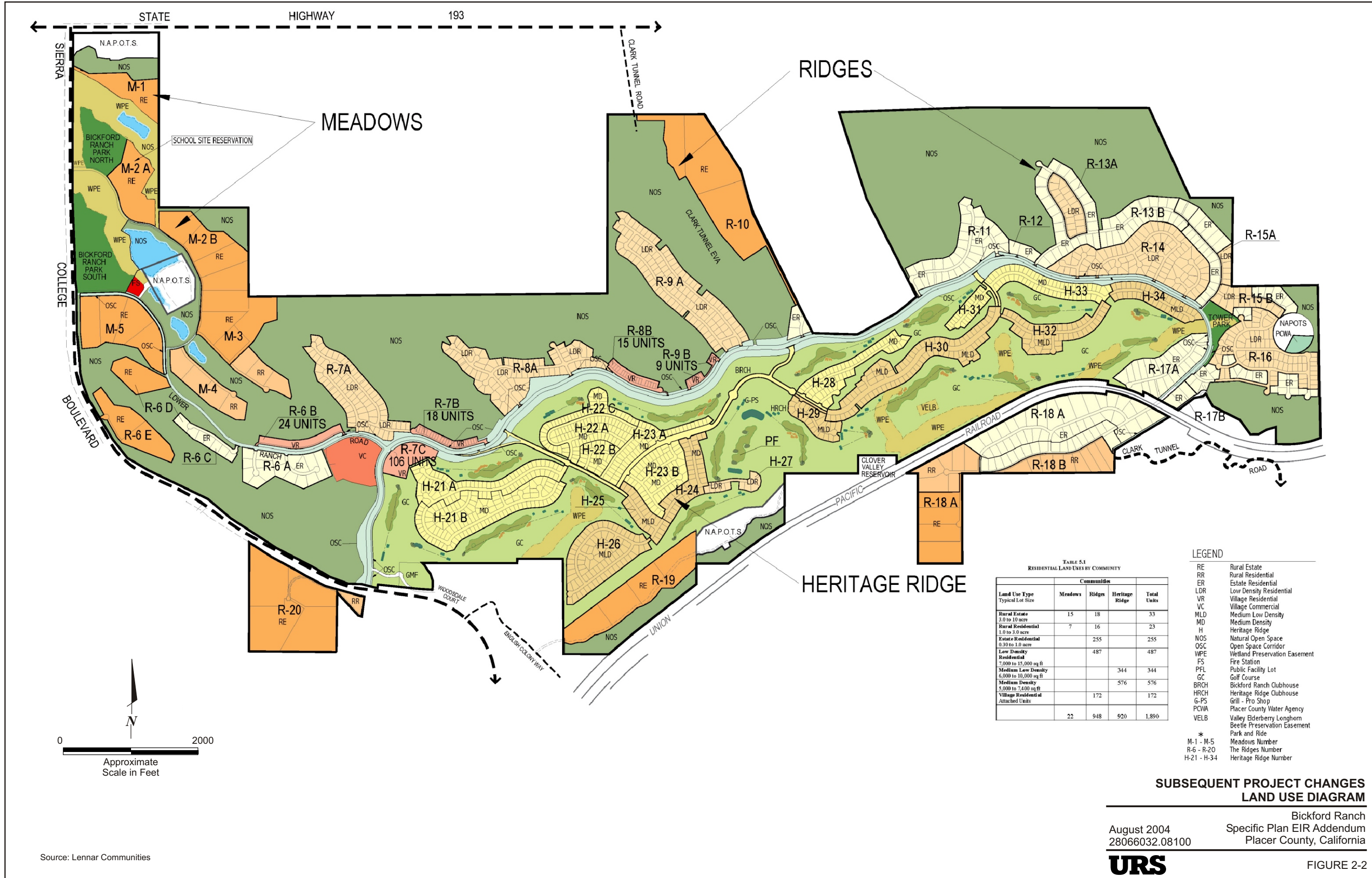


TABLE 5.1
RESIDENTIAL LAND USES BY COMMUNITY

Land Use Type Typical Lot Size	Communities			
	Meadows	Ridges	Heritage Ridge	Total Units
Rural Estate 3.0 to 10 acre	15	18		33
Rural Residential 1.0 to 3.0 acre	7	16		23
Estate Residential 0.30 to 1.0 acre		255		255
Low Density Residential 7,000 to 15,000 sq ft		487		487
Medium Low Density 6,000 to 10,000 sq ft			344	344
Medium Density 5,000 to 7,400 sq ft			576	576
Village Residential Attached Units		172		172
	22	948	920	1,890

- LEGEND
- RE Rural Estate
 - RR Rural Residential
 - ER Estate Residential
 - LDR Low Density Residential
 - VR Village Residential
 - VC Village Commercial
 - MLD Medium Low Density
 - MD Medium Density
 - H Heritage Ridge
 - NOS Natural Open Space
 - OSC Open Space Corridor
 - WPE Wetland Preservation Easement
 - FS Fire Station
 - PFL Public Facility Lot
 - GC Golf Course
 - BRCH Bickford Ranch Clubhouse
 - HRCH Heritage Ridge Clubhouse
 - G-PS Grill - Pro Shop
 - PCWA Placer County Water Agency
 - VELB Valley Elderberry Longhorn Beetle Preservation Easement
 - * Park and Ride
 - M-1 - M-5 Meadows Number
 - R-6 - R-20 The Ridges Number
 - H-21 - H-34 Heritage Ridge Number

SUBSEQUENT PROJECT CHANGES
LAND USE DIAGRAM

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Bickford Ranch
Specific Plan EIR Addendum
Placer County, California



FIGURE 2-2

2.1 CHANGES IDENTIFIED BY THE APPLICANT AND PRESENTED TO THE PLACER COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS

After the Bickford EIR was prepared and made publicly available, and focusing on the objections raised by project opponents, the Applicant and Placer County staff continued to work together to reduce the impacts of the project. Generally speaking, the project changes include:

- A change in the project along the ridge lines, where the lots were pulled back up and off the ridge line and condensed more on the ridge tops;
- Several lots were modified to increase the density of the project, and the driving range was moved out of a canyon area (between R-8 and R-9) to near the clubhouse in the center of the project (between golf course holes #1 and #10);
- The commercial component of the project was increase by 1.8 acres to 9.7 total acres;
- Tower Site was expanded to include a 300 foot radius around the antenna tower for additional security;
- The northwestern-most lake identified in the Meadows Community was replaced with Natural Open Space (NOS), as the Final Drainage Report (Civil Solutions, 2003) determined only one lake was needed for storm water detention purposes in this area; and
- Addition of second clubhouse to serve as a private recreation center for those communities outside of Heritage Ridge.

Table 2-1 illustrates the detailed Master Lotting Plan changes from the Bickford EIR.

These changes resulted in more open space land and less residential land than originally evaluated in the Bickford EIR (approximately 137 acres and 208 acres, respectively). In some cases the identification nomenclature of the Villages changed as indicated in Table 2-1. These changes were presented at the Placer County Planning Commission meetings of November 1, 2001 and November 8, 2001.

**Table 2-1
Master Lotting Plan Changes**

Community	Bickford EIR Units	Subsequent Project Changes Units	Difference (+/-)
Meadows Community ¹	80	22	-58 units, Lots redesigned
Ridge Community			
6A (now called 6A, 6C & 6D)	32	27	-5 units, Lot size reductions
6B	12	24	+12 units, Lot depths modified
6C (now called 6E)	7	2	-5 units, Footprint modification
7A	88	81	-7 units
7B	20	18	-2 units
7C ²	20	106	+86 units, Densification
8A	93	78	-15 units
8B	11	15	+4 units
9A	97	113	+16 units
9B	0	9	+9 units
10	13	7	-6 units, Footprint modification
11A	17	0	-17 units, Village eliminated
11B (now called 11)	41	35	-6 units
11C (now called 12)	4	3	-1 unit, Lot depths modified
12 (now called 13A)	68	45	-23 units, Lot depths reduced
13A (now called 13B)	31	25	-6 units, Lot depths reduced
13B (now called 15A)	32	25	-7 units
15 (now called 15B)	25	23	-2 units
16A & 16B	101	102	+1 unit, Village reconfiguration
17 (now called 17A)	25	25	0 units, Nomenclature change only
18 (now called 17B, 18A & 18B)	81	80	-1 unit
19	5	4	-1 unit, southern NAPOTS created
20	4	5	+1 unit
Heritage Ridge Community ^{3, 4}	947	920	-27 units
Total	1,950	1,890	-60 units

Notes: ¹ Meadows was redesigned to consist of 3 to 5 acres lots. M2, M3, and M4 were redesigned from 66 to 21 lots; the footprint of Meadows did not essentially change.

² 106 units includes 10 additional affordable housing units requested by the Placer County Board of Supervisors, see Section 2.2 (j).

³ Heritage Ridge Villages 26 and 27 were eliminated (37 lots) and relocated between golf course holes #1 and #10, due to the driving range relocation.

⁴ 10 units were added to Heritage Ridge by adjusting lot sizes; the footprint of Heritage Ridge did not change.

Source: Bickford Ranch Specific Plan, August 17, 1999; Bickford Ranch Specific Plan, December 18, 2001, Bickford Ranch Specific Plan, September 1, 2004.

2.2 CHANGES PREVIOUSLY APPROVED BY THE PLACER COUNTY BOARD OF SUPERVISORS

Placer County Board of Supervisors Resolution No. 2001-340 (now rescinded) recites the changes to the project requested by the Applicant or recommended by the Placer County Planning Commission, which were reviewed and adopted by the Board, as follows:

- (a) require that Clark Tunnel Road to the north be closed but not abandoned. Clark Tunnel Road will remain open for emergency access only;¹
- (b) permit four gates at the entrance to Heritage Ridge, which is the active adult community, permit three emergency vehicle access gates on Clark Tunnel Road, which is otherwise closed to vehicles within the project boundaries, and permit two gates at Bickford Ranch Park²;
- (c) require a ten-foot setback for garages from the front of residential structures;
- (d) require construction of perimeter trails as early as practicable;
- (e) eliminate development in areas 11A and 13A with the units relocated to the south;
- (f) require public play at the golf course at least one day per week³;
- (g) adopt Staff-recommended findings for amendments to the Specific Plan;
- (h) require that the Homeowners' Association assume responsibility for investigating claims by adjacent property owners regarding groundwater contamination, and take action to remediate if contamination arises from activities within Bickford Ranch; and
- (i) recommend the Applicant provide employee housing in the vicinity of the golf course maintenance area. However, the Board of Supervisors did not make this a requirement.

The Board of Supervisors imposed the following additional requirements:

- (j) add ten additional on-site affordable housing units; record deed restrictions for parcels dedicated to affordable housing use in Ridge 7C;
- (k) add three water quality monitoring wells; develop a monitoring plan for these wells, subject to the review and approval of the Department of Environmental Health; and,
- (l) add churches as a conditionally permitted use in any of the residentially-designated portions of the site, and eliminate churches as a conditionally permitted use in the Village Commercial site.

¹ The Planning Commission recommended that Clark Tunnel Road to the south be closed, while leaving it open to the north with improvements to make it safe for increased traffic. The Board did not accept this recommendation.

² The Planning Commission recommended prohibiting all gates. The Board did not accept this recommendation.

³ The Planning Commission recommended increasing public play at the golf course to at least two days per week. The Board did not accept this recommendation.

These changes were incorporated into the proposed Bickford Ranch Specific Plan, Development Standards, and Design Guidelines dated September 1, 2004, as now pending for reconsideration before the Board.

2.3 CHANGES IN SITE CONDITIONS AND PROPOSED PROJECT IMPROVEMENTS

The following additional changes, not represented in either the Bickford EIR or the December 18, 2001 Bickford Ranch Specific Plan, have occurred subsequent to December 18, 2001. These changes have been identified as planning efforts to implement the approved Specific Plan have proceeded, and are a result of implementation of certain mitigation identified in the Bickford EIR and the approved Specific Plan, agency input or actions, or initiation of site preparation activities pursuant to permits issued by Placer County.

Physical Changes to the Site:

- Implementation of wetland mitigation in an area located in the northwest corner of the Bickford Ranch Specific Plan area, including transplantings and new plantings of Valley Elderberry seedlings (see Figure 2-3).
- The permitted removal of approximately 133 oak trees with diameters of six inches diameter at breast height or greater along Lower Ranch Road for project site preparation activities (see Figures 2-4A, 2-4B, and 2-4C).
- Construction of two monitoring wells (Well Nos. 2-1 and 2-2) shown in the Bickford Ranch Well Monitoring Protocol (see Figure 2-5).

Plan Changes:

- As part of the proposed Water Master Facilities Agreement between the Applicant and PCWA, additional encasement of a portion of the Caperton Canal on the project site was driven by a change in the location/configuration of housing near the Caperton Canal (see Figure 2-6).

Identification of an alternative route to connect the project's on-site potable water distribution system to the PCWA pipeline at Butler Road. The alternative potable water distribution system was proposed by the Applicant as part of their Water Master Facilities Agreement with PCWA. The alternative distribution system is currently under review by PCWA (see Figure 2-7).

- Transfer of the existing communications tower east of Tower Park (4.7 acre parcel) from private to Placer County ownership, as this parcel is a part of the project.
- Formal conveyance of the Bitterroot parcel (10 acres) at the northwest end of the site to new owners; this parcel is a part of the project.

SO INDICATED ON
BICKFORD RANCH MASS GRADING PLANS
(DO NOT DUPLICATE PLACEMENT)

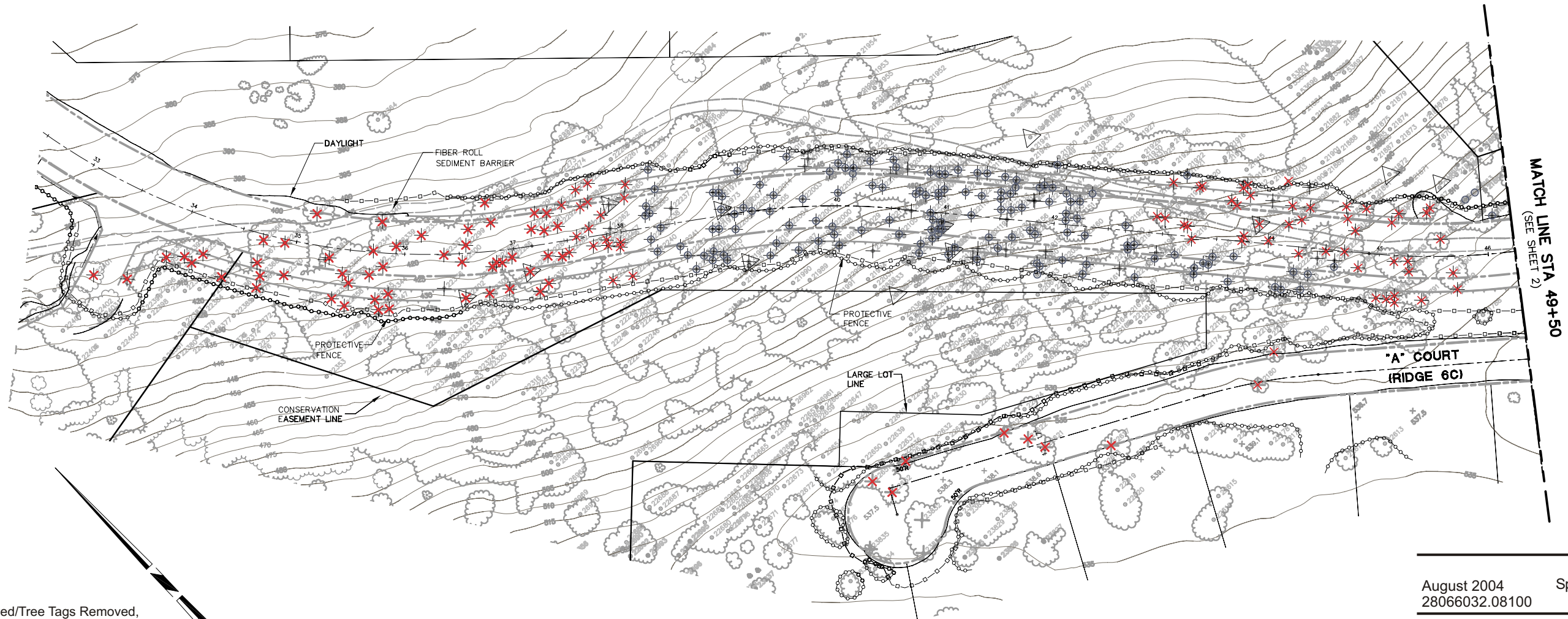
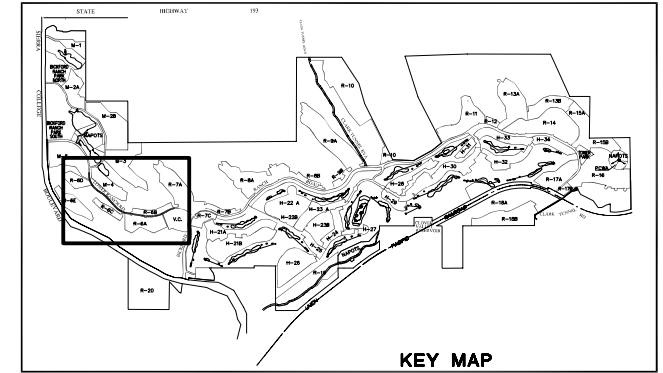
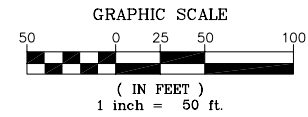
NOTE:
PLACE FIBER ROLL SEDIMENT BARRIER ON DOWNHILL
EDGE OF ALL SOIL AREAS DISTURBED BY TREE REMOVAL
AS SHOWN ON PLANS. FIBER ROLL AL

- LEGEND**
- 19 LOT #
- 2431 • SURVEYED TREE
- TREE DRIPLINE
- × TREES TO BE REMOVED THIS SHEET (OAK)
- × TREES TO BE REMOVED OTHER SHEETS (OAK)
- △ TREES OTHER THAN OAKS (TO BE REMOVED)
- △ NOT COUNTED IN TREES TO BE REMOVED
- △ TREES OTHER THAN OAKS (NOT REMOVED)
- △ NOT COUNTED IN TREES TO BE REMOVED
- RETAINING WALL
- ROADSIDE RETAINING WALL
- TREE PROTECTION FENCE
- FIBER ROLL SEDIMENT BARRIER
- CONSERVATION EASEMENT
- PUBLIC UTILITY EASEMENT (PUE)
- WETLANDS PRESERVATION EASEMENT (WPE)
- * TREES REMOVED
- ⊗ TREE TAGS REMOVED

393 TREES TO BE REMOVED FOR
LOWER RANCH ROAD
STA 10+00 TO STA 77+00

NOTES:

- TREES TO BE REMOVED, AS IDENTIFIED ON THESE PLANS, WILL BE CLEARLY MARKED IN THE FIELD.
- TEMPORARY CONSTRUCTION FENCING: THE APPLICANT SHALL INSTALL A 4' TALL, BRIGHTLY COLORED (USUALLY YELLOW OR ORANGE), SYNTHETIC MESH MATERIAL FENCE (OR AN EQUIVALENT APPROVED BY THE DRC) AT THE FOLLOWING LOCATIONS PRIOR TO ANY CONSTRUCTION EQUIPMENT BEING MOVED ON-SITE OR ANY CONSTRUCTION ACTIVITIES TAKING PLACE. (EXACT FENCE LOCATIONS TO BE ADJUSTED IN THE FIELD):
A) AT THE OUTER LIMITS OF ALL DELINEATED WETLANDS AND RIPARIAN CORRIDORS, AS SHOWN ON THE MASTER PLAN, THAT ARE WITHIN 50' OF ANY PROPOSED CONSTRUCTION ACTIVITY;
B) AT THE LIMITS OF CONSTRUCTION, OUTSIDE THE DRIP LINE OF ALL TREES 6" DBH (DIAMETER AT BREAST HEIGHT), OR 10" DBH AGGREGATE DIAMETER FOR MULTI-TRUNK TREES, WITHIN 50' OF ANY GRADING, ROAD IMPROVEMENTS, UNDERGROUND UTILITIES, OR OTHER DEVELOPMENT ACTIVITY, OR AS OTHERWISE SHOWN ON THE MASTER PLAN;
NO DEVELOPMENT OF THIS SITE, INCLUDING GRADING, WILL BE ALLOWED UNTIL THIS CONDITION IS SATISFIED. ANY ENCROACHMENT WITHIN THESE AREAS, INCLUDING DRIP LINES OF TREES TO BE SAVED, MUST FIRST BE APPROVED BY THE DRC. NO GRADING, CLEARING, STORAGE OF EQUIPMENT OR MACHINERY, ETC., MAY OCCUR UNTIL A REPRESENTATIVE OF THE DRC HAS INSPECTED AND APPROVED ALL TEMPORARY CONSTRUCTION FENCING. THIS INCLUDES BOTH ON-SITE AND OFF-SITE IMPROVEMENTS. EFFORTS SHOULD BE MADE TO SAVE TREES WHERE FEASIBLE. THIS MAY INCLUDE THE USE OF RETAINING WALLS, PLANTER ISLANDS, PAVERS, OR OTHER TECHNIQUES COMMONLY ASSOCIATED WITH TREE PRESERVATION.
- TEMPORARY PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF ALL PROTECTED TREES.
- CONTRACTOR SHALL REMOVE AND COLLECT ALL TREE TAGS FROM THE TREES REMOVED ON A DAILY BASIS AND RETURN THEM TO G.W.C.E. THE CONTRACTOR SHALL NOT REMOVE AN UNTAGGED TREE WITHOUT APPROVAL FROM PLACER COUNTY CONSTRUCTION INSPECTORS AND G.W.C.E. IF THE CONTRACTOR IS ALLOWED TO REMOVE AN UNTAGGED TREE, HE SHALL DOCUMENT VITAL INFORMATION AND DELIVER THAT INFORMATION TO G.W.C.E. VITAL INFORMATION IS SIZE, TYPE, CONDITION AND LOCATION.
- CONTRACTOR SHALL NOT OPERATE EQUIPMENT BEYOND PROTECTIVE FENCE LINE OR MORE THAN 20 FEET FROM TOE OF SLOPE.



Source:
Trees Removed/Tree Tags Removed,
Lower Ranch Road, Ridge 6C "A" Ct;
GW Consulting, August 2004.

TREE REMOVAL

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FIGURE 2-4A

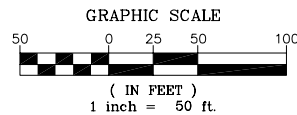
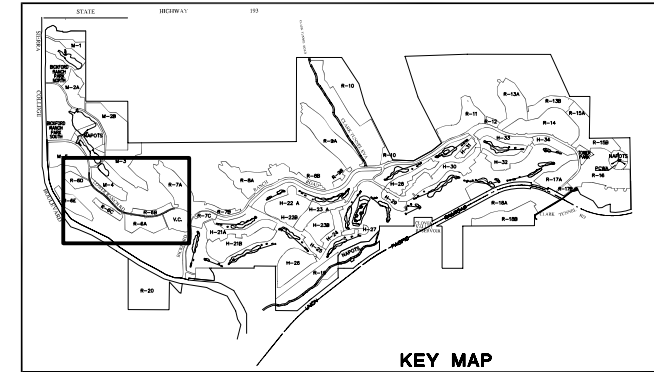
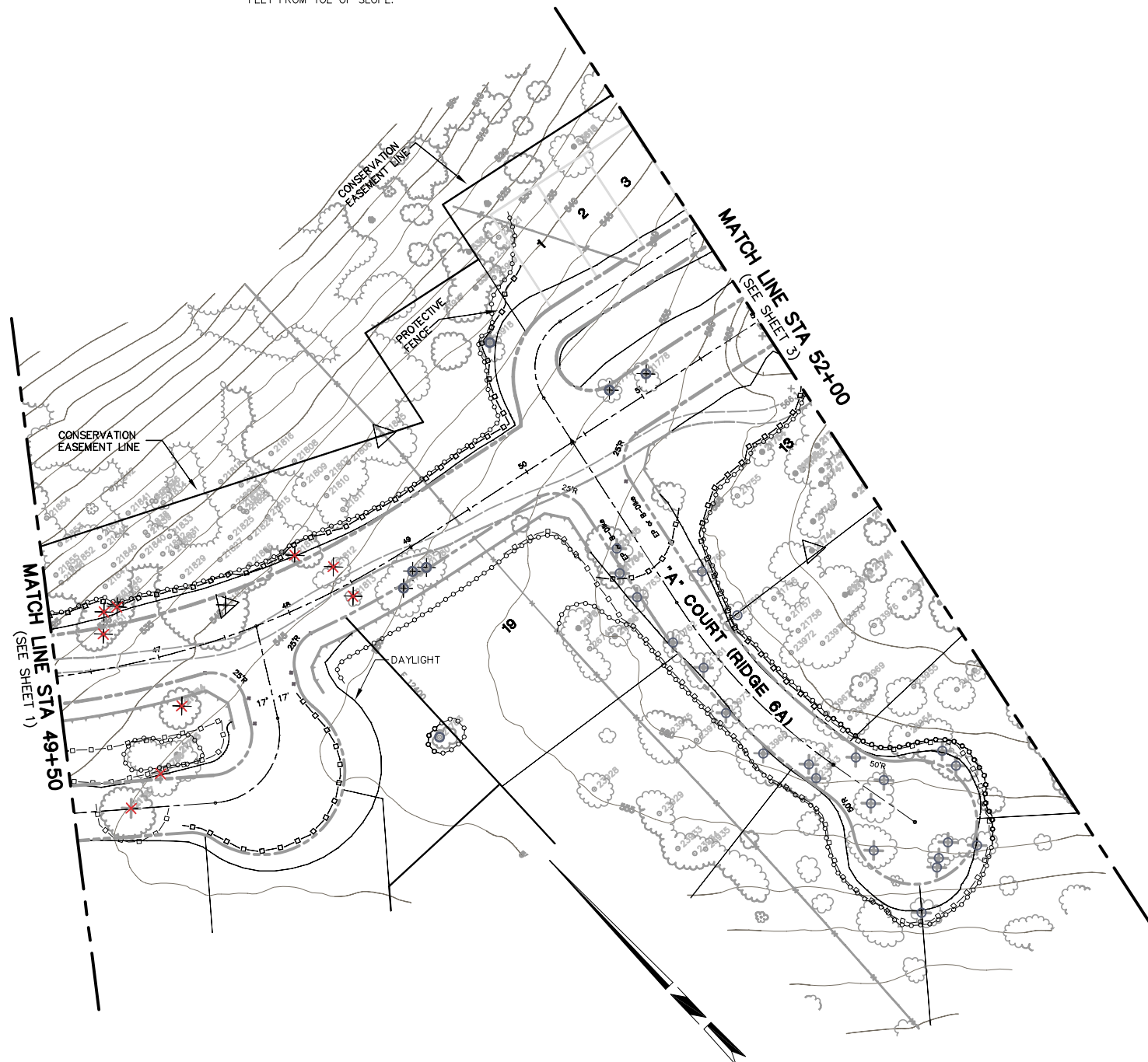
NOTE:
PLACE FIBER ROLL SEDIMENT BARRIER ON DOWNHILL
EDGE OF ALL SOIL AREAS DISTURBED BY TREE REMOVAL
AS SHOWN ON PLANS. FIBER ROLL ALSO INDICATED ON
BICKFORD RANCH MASS GRADING PLANS
(DO NOT DUPLICATE PLACEMENT)

- LEGEND**
- 19 LOT #
- 2431 • SURVEYED TREE
- TREE DRIPLINE
- × TREES TO BE REMOVED THIS SHEET (OAK)
- × TREES TO BE REMOVED OTHER SHEETS (OAK)
- △ TREES OTHER THAN OAKS (TO BE REMOVED)
- △ NOT COUNTED IN TREES TO BE REMOVED
- △ TREES OTHER THAN OAKS (NOT REMOVED)
- △ NOT COUNTED IN TREES TO BE REMOVED
- RETAINING WALL
- ROADSIDE RETAINING WALL
- TREE PROTECTION FENCE
- FIBER ROLL SEDIMENT BARRIER
- CONSERVATION EASEMENT
- PUBLIC UTILITY EASEMENT (PUE)
- WETLANDS PRESERVATION EASEMENT (WPE)
- * TREES REMOVED
- ⊗ TREE TAGS REMOVED

393 TREES TO BE REMOVED FOR
LOWER RANCH ROAD
STA 10+00 TO STA 77+00

NOTES:

- TREES TO BE REMOVED, AS IDENTIFIED ON THESE PLANS, WILL BE CLEARLY MARKED IN THE FIELD.
- TEMPORARY CONSTRUCTION FENCING; THE APPLICANT SHALL INSTALL A 4' TALL, BRIGHTLY COLORED (USUALLY YELLOW OR ORANGE), SYNTHETIC MESH MATERIAL FENCE (OR AN EQUIVALENT APPROVED BY THE DRC) AT THE FOLLOWING LOCATIONS PRIOR TO ANY CONSTRUCTION EQUIPMENT BEING MOVED ON-SITE OR ANY CONSTRUCTION ACTIVITIES TAKING PLACE. (EXACT FENCE LOCATIONS TO BE ADJUSTED IN THE FIELD):
A) AT THE OUTER LIMITS OF ALL DELINEATED WETLANDS AND RIPARIAN CORRIDORS, AS SHOWN ON THE MASTER PLAN, THAT ARE WITHIN 50' OF ANY PROPOSED CONSTRUCTION ACTIVITY;
B) AT THE LIMITS OF CONSTRUCTION, OUTSIDE THE DRIP LINE OF ALL TREES 6" DBH (DIAMETER AT BREAST HEIGHT), OR 10" DBH AGGREGATE DIAMETER FOR MULTI-TRUNK TREES, WITHIN 50' OF ANY GRADING, ROAD IMPROVEMENTS, UNDERGROUND UTILITIES, OR OTHER DEVELOPMENT ACTIVITY, OR AS OTHERWISE SHOWN ON THE MASTER PLAN;
NO DEVELOPMENT OF THIS SITE, INCLUDING GRADING, WILL BE ALLOWED UNTIL THIS CONDITION IS SATISFIED. ANY ENCROACHMENT WITHIN THESE AREAS, INCLUDING DRIP LINES OF TREES TO BE SAVED, MUST FIRST BE APPROVED BY THE DRC. NO GRADING, CLEARING, STORAGE OF EQUIPMENT OR MACHINERY, ETC., MAY OCCUR UNTIL A REPRESENTATIVE OF THE DRC HAS INSPECTED AND APPROVED ALL TEMPORARY CONSTRUCTION FENCING. THIS INCLUDES BOTH ON-SITE AND OFF-SITE IMPROVEMENTS. EFFORTS SHOULD BE MADE TO SAVE TREES WHERE FEASIBLE. THIS MAY INCLUDE THE USE OF RETAINING WALLS, PLANTER ISLANDS, PAVERS, OR OTHER TECHNIQUES COMMONLY ASSOCIATED WITH TREE PRESERVATION.
- TEMPORARY PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF ALL PROTECTED TREES.
- CONTRACTOR SHALL REMOVE AND COLLECT ALL TREE TAGS FROM THE TREES REMOVED ON A DAILY BASIS AND RETURN THEM TO G.W.C.E. THE CONTACTOR SHALL NOT REMOVE AN UNTAGGED TREE WITHOUT APPROVAL FROM PLACER COUNTY CONSTRUCTION INSPECTORS AND G.W.C.E. IF THE CONTRACTOR IS ALLOWED TO REMOVE AN UNTAGGED TREE, HE SHALL DOCUMENT VITAL INFORMATION AND DELIVER THAT INFORMATION TO G.W.C.E. VITAL INFORMATION IS SIZE, TYPE, CONDITION AND LOCATION.
- CONTRACTOR SHALL NOT OPERATE EQUIPMENT BEYOND PROTECTIVE FENCE LINE OR MORE THAN 20 FEET FROM TOE OF SLOPE.



Source:
Trees Removed/Tree Tags Removed,
Lower Ranch Road, Ridge 6A "A" Ct, Ridge 6B, Ridge 6C;
GW Consulting, August 2004.

TREE REMOVAL

August 2004
28066032.08100

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Placer County, California

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FIGURE 2-4B

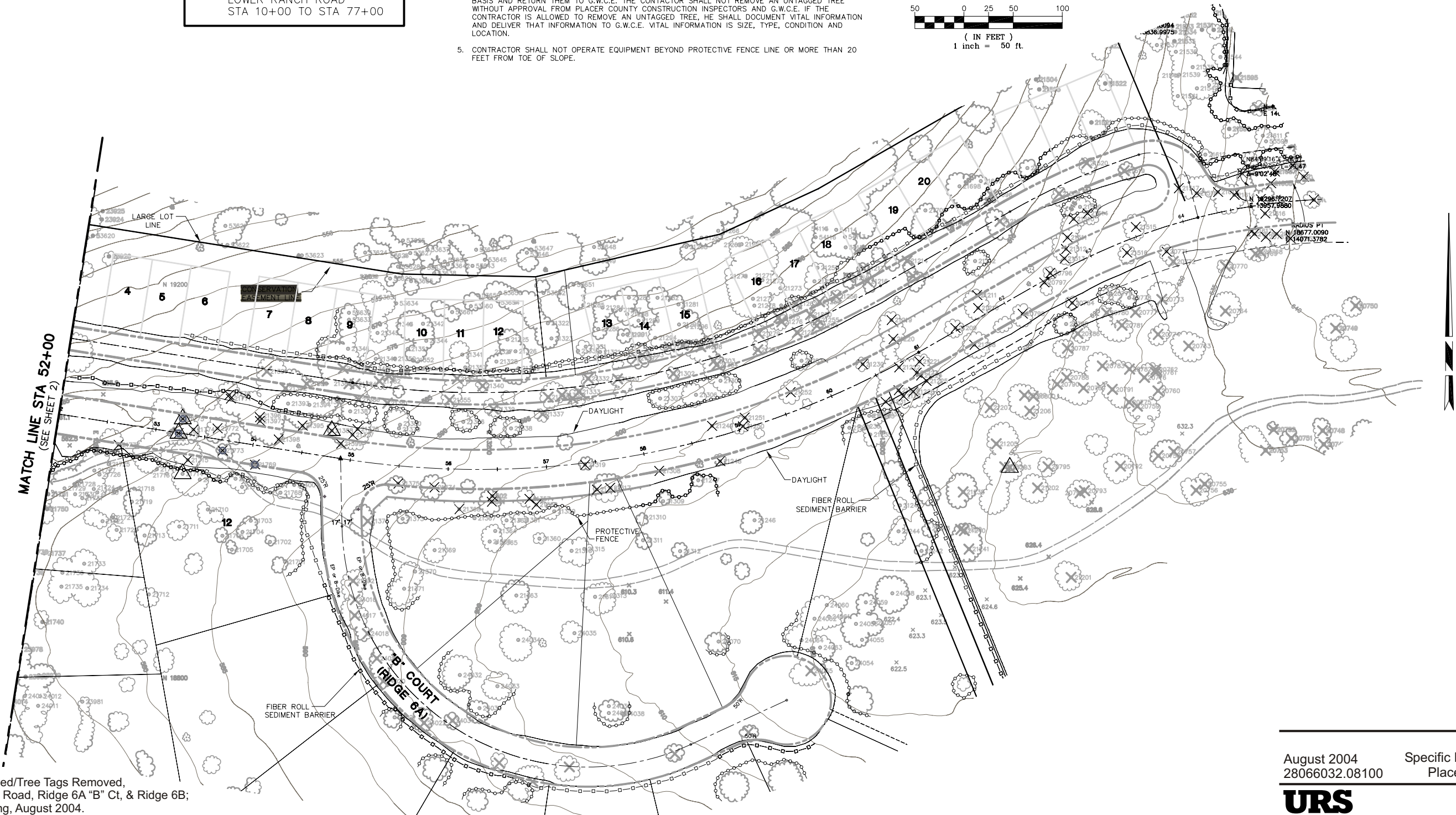
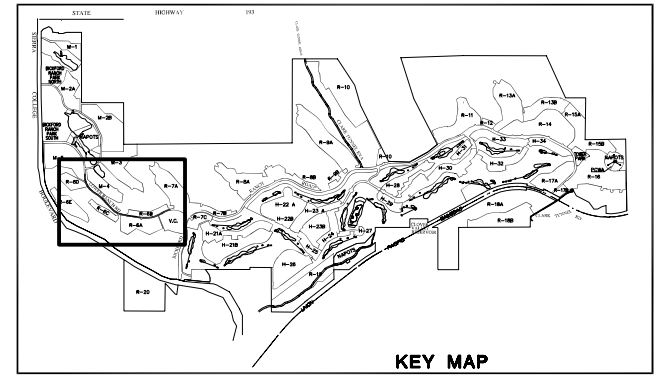
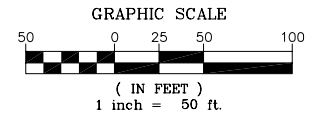
NOTE:
PLACE FIBER ROLL SEDIMENT BARRIER ON DOWNHILL
EDGE OF ALL SOIL AREAS DISTURBED BY TREE REMOVAL
AS SHOWN ON PLANS. FIBER ROLL ALSO INDICATED ON
BICKFORD RANCH MASS GRADING PLANS
(DO NOT DUPLICATE PLACEMENT)

- LEGEND**
- 19 LOT #
- 2431 • SURVEYED TREE
- TREE DRIPLINE
- × TREES TO BE REMOVED THIS SHEET (OAK)
- × TREES TO BE REMOVED OTHER SHEETS (OAK)
- △ TREES OTHER THAN OAKS (TO BE REMOVED)
- △ NOT COUNTED IN TREES TO BE REMOVED
- △ TREES OTHER THAN OAKS (NOT REMOVED)
- △ NOT COUNTED IN TREES TO BE REMOVED
- RETAINING WALL
- ROADSIDE RETAINING WALL
- TREE PROTECTION FENCE
- FIBER ROLL SEDIMENT BARRIER
- CONSERVATION EASEMENT
- PUBLIC UTILITY EASEMENT (PUE)
- WETLANDS PRESERVATION EASEMENT (WPE)
- × TREES REMOVED
- ⊗ TREE TAGS REMOVED

393 TREES TO BE REMOVED FOR
LOWER RANCH ROAD
STA 10+00 TO STA 77+00

NOTES:

- TREES TO BE REMOVED, AS IDENTIFIED ON THESE PLANS, WILL BE CLEARLY MARKED IN THE FIELD.
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A) AT THE OUTER LIMITS OF ALL DELINEATED WETLANDS AND RIPARIAN CORRIDORS, AS SHOWN ON THE MASTER PLAN, THAT ARE WITHIN 50' OF ANY PROPOSED CONSTRUCTION ACTIVITY;
B) AT THE LIMITS OF CONSTRUCTION, OUTSIDE THE DRIP LINE OF ALL TREES 6" DBH (DIAMETER AT BREAST HEIGHT), OR 10" DBH AGGREGATE DIAMETER FOR MULTI-TRUNK TREES, WITHIN 50' OF ANY GRADING, ROAD IMPROVEMENTS, UNDERGROUND UTILITIES, OR OTHER DEVELOPMENT ACTIVITY, OR AS OTHERWISE SHOWN ON THE MASTER PLAN;
NO DEVELOPMENT OF THIS SITE, INCLUDING GRADING, WILL BE ALLOWED UNTIL THIS CONDITION IS SATISFIED. ANY ENCROACHMENT WITHIN THESE AREAS, INCLUDING DRIP LINES OF TREES TO BE SAVED, MUST FIRST BE APPROVED BY THE DRC. NO GRADING, CLEARING, STORAGE OF EQUIPMENT OR MACHINERY, ETC., MAY OCCUR UNTIL A REPRESENTATIVE OF THE DRC HAS INSPECTED AND APPROVED ALL TEMPORARY CONSTRUCTION FENCING. THIS INCLUDES BOTH ON-SITE AND OFF-SITE IMPROVEMENTS. EFFORTS SHOULD BE MADE TO SAVE TREES WHERE FEASIBLE. THIS MAY INCLUDE THE USE OF RETAINING WALLS, PLANTER ISLANDS, PAVERS, OR OTHER TECHNIQUES COMMONLY ASSOCIATED WITH TREE PRESERVATION.
- TEMPORARY PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF ALL PROTECTED TREES.
- CONTRACTOR SHALL REMOVE AND COLLECT ALL TREE TAGS FROM THE TREES REMOVED ON A DAILY BASIS AND RETURN THEM TO G.W.C.E. THE CONTRACTOR SHALL NOT REMOVE AN UNTAGGED TREE WITHOUT APPROVAL FROM PLACER COUNTY CONSTRUCTION INSPECTORS AND G.W.C.E. IF THE CONTRACTOR IS ALLOWED TO REMOVE AN UNTAGGED TREE, HE SHALL DOCUMENT VITAL INFORMATION AND DELIVER THAT INFORMATION TO G.W.C.E. VITAL INFORMATION IS SIZE, TYPE, CONDITION AND LOCATION.
- CONTRACTOR SHALL NOT OPERATE EQUIPMENT BEYOND PROTECTIVE FENCE LINE OR MORE THAN 20 FEET FROM TOE OF SLOPE.



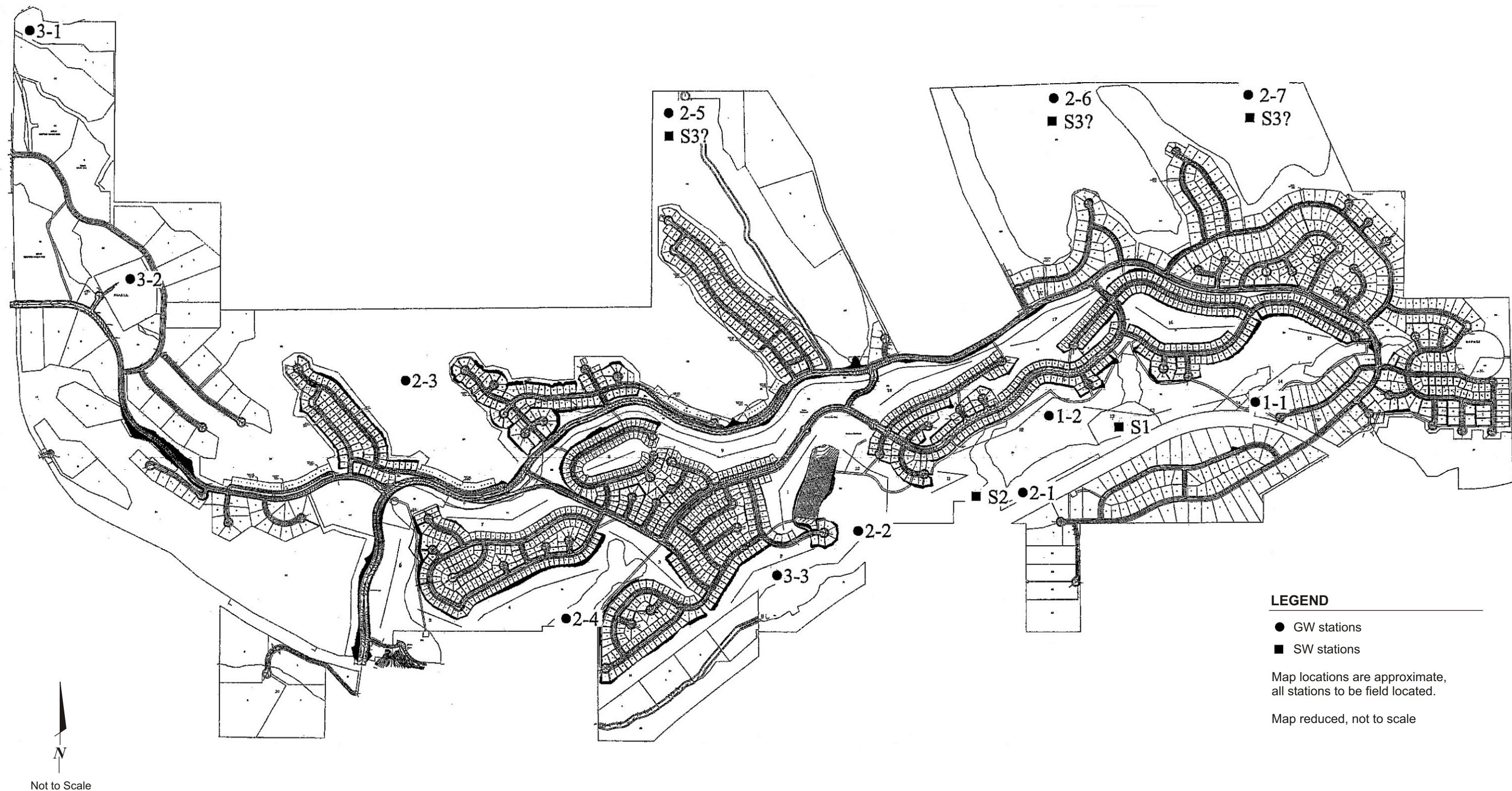
Source:
Trees Removed/Tree Tags Removed,
Lower Ranch Road, Ridge 6A "B" Ct, & Ridge 6B;
GW Consulting, August 2004.

TREE REMOVAL

August 2004
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Placer County, California

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FIGURE 2-4C



LEGEND

- GW stations
- SW stations

Map locations are approximate,
all stations to be field located.

Map reduced, not to scale

MONITORING WELL LOCATIONS

September 2004
28066032.08100

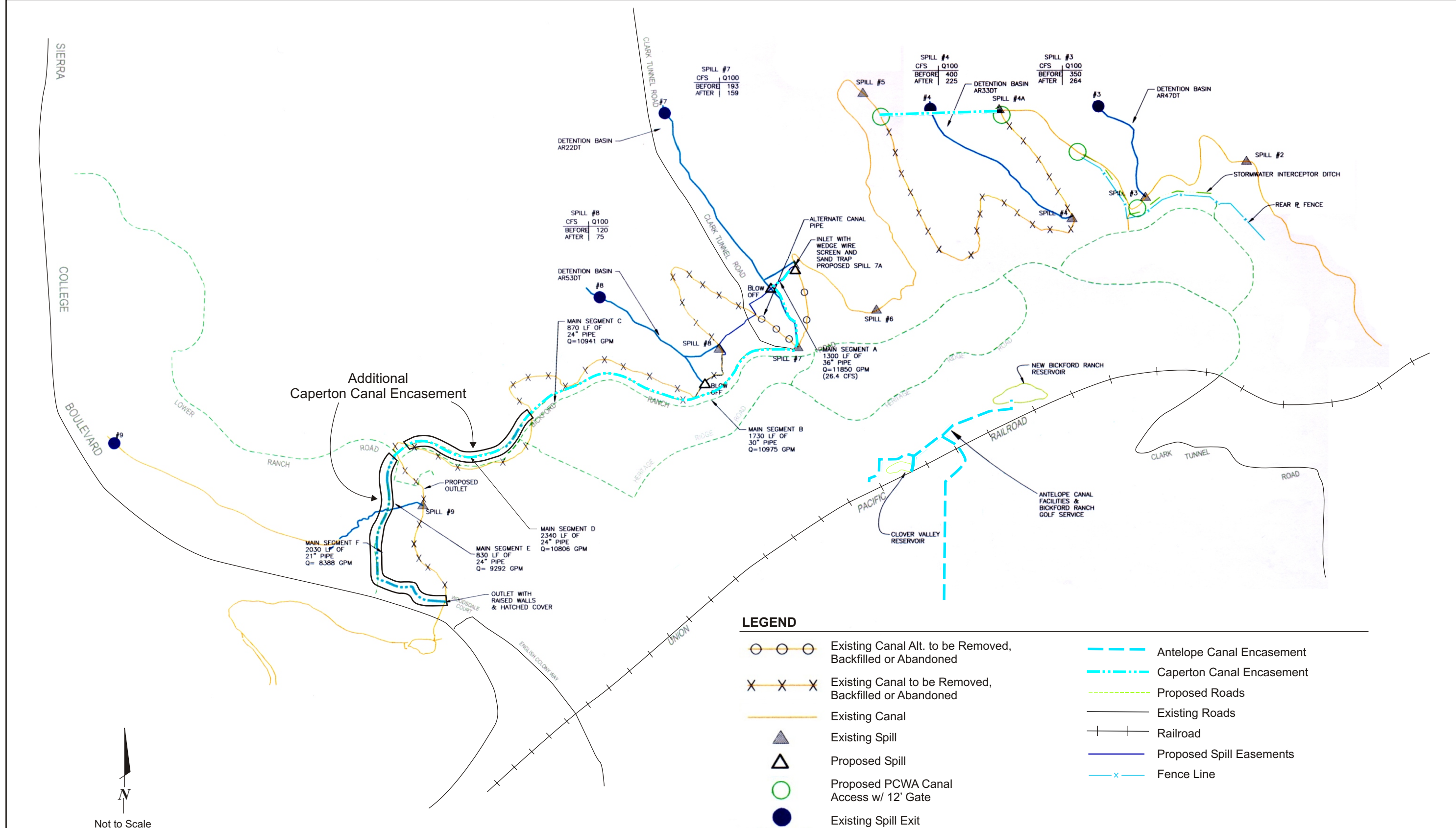
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Placer County, California



FIGURE 2-5

Note:
New Lotting Plan not shown

Source:
GW Consulting;
Gasch & Associates

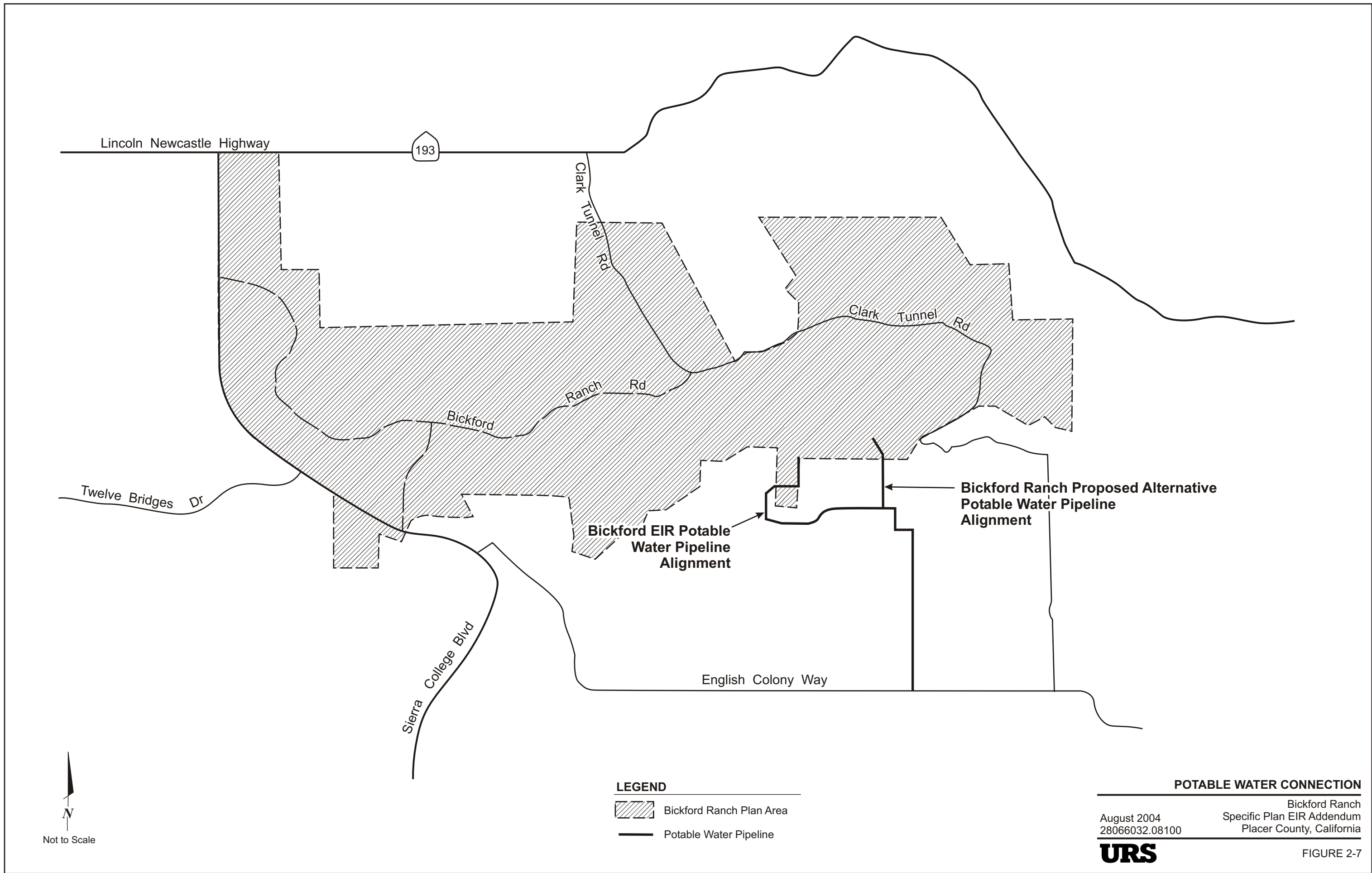


Source:
Exhibit D2: Bickford Ranch - PCWA - Master Facilities Agreement
Raw Water Canal Phasing Plan, 4/15/03

**ADDITIONAL
CAPERTON CANAL ENCASEMENT**
August 2004
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FIGURE 2-6



- Reconfiguration of the NAPOTS parcel (10 acres) on the southern portion of the property, without changing the total acreage.
- Change in ownership of the lake identified as “PCWA” north of the railroad and R-18 from PCWA to the golf course owners as a result of design changes in the water conveyance system, no longer needed by PCWA to draw down water from Clover Valley Lake, but still needed for pump station storage/golf course irrigation.
- Approval of a Tentative Map by the Placer County Board of Supervisors on October 21, 2003 that included minor lot changes included in Table 2-1 and the following changes ⁴:
 - o Addition of a PCWA Siphon east of Clark Tunnel Road.⁵
 - o Relocation of southern access to Ridge 16 from Bickford Ranch Road.
- Minor lotting changes requested by the Applicant on November 21, 2003, which are within the authority of the Placer County Planning Department to approve through a determination for substantial conformance with the approved Tentative Map:
 - o Relocation of golf course hole #8 and relotting of Heritage Ridge 22A, 22B, 22C, and 23A.
 - o Reconfiguration of Heritage Ridge 29.
 - o Golf course hole #1 green and Heritage Ridge 27 design changes.

Implementation of Mitigation Measures

- LAFCO agreement regarding fire protection for the Bickford Ranch Specific Plan area that gives Placer County sole jurisdiction. Impact PS-24 in the Bickford EIR recognizes the increased demand for fire protection service with implementation of the project. On March 13, 2002 the Placer County LAFCO adopted Resolution #2-2000 which implemented Mitigation Measure PS-L. All structural areas of the Bickford Ranch Specific Plan Area are now under one entity.
- Formation of a Joint Powers Authority (South Placer Regional Transportation Authority (SPRTA)) and adoption of a traffic mitigation fee (commonly referred to as the SPRTA fee). Impacts T-5 and T-12 in the Bickford EIR recognize that the existing SR-193/SR-65 intersection would operate at poor levels of service (LOS) with or without implementation of the project. Traffic mitigation fees paid by the Applicant, as described by Mitigation Measure T-E, would be used to help fund the proposed City of Lincoln Bypass and construction of the new SR-193/SR-65 interchange west of the existing intersection. Construction of the interchange and bypass

⁴ This is in addition to the Community changes from the Revised Master Lotting Plan in Section 2.1, Table 2-1.

⁵ This is part of the Antelope Canal. Analysis for siphon conducted by LSA Associates as noted in the Bickford EIR. Updated siphon design allows for ownership under private control, not PCWA. The siphon is part of the golf course storage pump station and irrigation system.

around Lincoln would allow for acceptable LOS at the existing SR-193/SR-65 intersection by pulling traffic off of existing SR-65 and placing it on the bypass alignment.

Implementation of Related Projects

- Increased sewer capacity at the City of Lincoln's existing Wastewater Treatment Plant. Impact PS-11 in the Bickford EIR recognizes the increased demand for wastewater treatment with implementation of the project. Fees paid by the Applicant, as described by Mitigation Measure PS-G, would be used to help fund the expansion of the existing Lincoln Wastewater Treatment Plant. To date, the Applicant has paid a small portion of the necessary fees. The Applicant is currently negotiating the total amount of the remaining fees due to increased development in the area that was not anticipated at the time of the Bickford EIR. The existing Lincoln Wastewater Treatment Plant was expanded in 2002. Mitigation Measure PS-G is no longer applicable.
- Construction of a new City of Lincoln Wastewater Treatment Plant. Impact PS-11 in the Bickford EIR recognizes the increased demand for wastewater treatment with implementation of the project. Fees paid by the Applicant, as described by Mitigation Measure PS-G, would be used to help fund the construction of a new Lincoln Wastewater Treatment Plant. To date, the Applicant has paid a small portion of the necessary fees. The Applicant is currently negotiating the total amount of the remaining fees due to increased development in the area that was not anticipated at the time of the Bickford EIR. The new Lincoln Wastewater Treatment Plant is scheduled to be fully operational by summer 2004, which renders Mitigation Measure PS-G moot.
- Construction of a new sewer line west of State Route 65 (SR-65) to the new City of Lincoln Wastewater Treatment Plant. Impact PS-7 in the Bickford EIR recognizes the increased demand for sewage conveyance with implementation of the project. The Applicant has agreed to construct the necessary sewage lines from the project to the City of Lincoln for treatment. No specific mitigation measure was identified in the Bickford EIR.
- Construction of a new potable water pipeline in the Penryn/Lincoln area that extends from Lincoln across Sierra College Boulevard to English Colony Way and to Butler Road. Impact PS-5 in the Bickford EIR recognizes that a temporary shortage of potable water could occur with implementation of the project. Mitigation Measure PS-A requires the Applicant to participate in the construction of a new potable pipeline between Penryn and Lincoln. However, in 2002, PCWA completed construction of the pipeline, which renders Mitigation Measure PS-A moot.
- Construction commenced on a permanent American River Pump Station. Impact PS-1 in the Bickford EIR recognizes the increased demand for treated surface water with implementation of the project. The existing PCWA surface water supply is adequate for the project. However, PCWA has initiated construction of permanent water pumps on the American River, which are

scheduled, for completion in 2005 in order to meet future demand. No specific mitigation measure was identified in the Bickford EIR.

Table 2-2 outlines the Bickford Ranch Specific Plan land use summary differences detailed in Sections 2.1, 2.2, and 2.3 above.

2.4 CHANGED CIRCUMSTANCES AND/OR NEW INFORMATION EXTERNAL TO THE PROPOSED PROJECT

Additionally, certain external changes have occurred since the Bickford EIR was certified in 2001 that could not have reasonably been anticipated at the time the Bickford EIR was prepared and certified. These external changes include new projects that have been proposed/approved as well as additional planning, implementation, and/or construction of projects or agreements that were only anticipated at the time the Bickford EIR was prepared and certified. To the extent that such changes may be germane to the analysis of changed circumstances related to the readopting of the Bickford EIR, they are identified below.

Approved Projects

- (a) Thunder Valley Casino, Placer County;
- (b) Northwest Rocklin Annexation Area (Sunset Ranchos), City of Rocklin; and
- (c) West Roseville Specific Plan, City of Roseville, and
- (d) Change in Sphere of Influence, City of Roseville.

Proposed/Pending Projects

- (a) Placer Ranch Specific Plan (application not yet deemed complete by Placer County);
- (b) De La Salle University and Community (application not yet deemed complete by Placer County);
- (c) City of Lincoln General Plan Update (in progress); and
- (d) Placer Parkway (in the process of identifying feasible alternatives for Tier 1 EIS/EIR).

Other Actions

- (a) A proposed consolidation of the Penryn and Loomis school districts (in progress);
- (b) In 2003, the capacity of the Western Regional Sanitary Landfill was expanded. With the expansion, the life expectancy has been extended to 2036; and
- (c) Adoption of the new Placer County General Plan Amendment regarding the updated Housing Element, July 2003.

Table 2-2
Land Use Summary: Bickford Ranch Specific Plan Differences

Key	Land Use Type	Typical Lot Size	Certified Bickford EIR			Differences (+/-)	Subsequent Project Changes		
			Units	Acres	% of Area		Units	Acres	% of Area
RESIDENTIAL									
RE	Rural Estate	3.0 – 10 acres	28	155.4		+5 units, +64.0 acres	33	219.4	
RR	Rural Residential	0.9 – 3.0 acres	143	206.3		-120 units, -166.1 acres	23	40.2	
ER	Estate Residential	0.3 – 1.0 acres	462	275.8		-200 units, -126.3 acres	262	149.5	
LDR	Low Density Residential	7,500 to 15,000 sq ft	330	121.3		+160 units, +28.9 acres	490	150.2	
MLD	Medium Low Density	6,000 to 10,000 sq ft	371	92.9		-37 units, -15.9 acres	334	77.0	
MD	Medium Density	5,000 to 7,400 sq ft	576	114.9		0 units, -3.7 acres	576	111.2	
VR	Village Residential	Attached Units	40	6.2		+132 units, +11.1 acres	172	17.3	
Residential Subtotal			1,950	972.5	49.8	-60 Units, -207.8 Acres	1,890	764.7	39.4
OPEN SPACE/RECREATION									
BP	Bickford Ranch Park			56.8		+0.3 acres		57.1	
TP	Tower Park			3.7		+0.1 acres		3.8	
OSC	Open Space Corridors			52.1		-5.8 acres		46.3	
NOS	Natural Open Space			476.8		+197.0 acres		673.8	
GC	18-Hole Golf Course			308.0		+3.8 acres		311.8	
CH	Clubhouse/Recreation Center ¹			6.0		+6.9 acres		12.9	
DR	Driving Range ²			21.0		N/A		N/A	
GMF	Golf Maintenance Facility			3.5		+0.7 acres		4.2	
Open Space/Recreation Subtotal				927.9	47.5	+136.8 acres		1,109.7	57.1
COMMERCIAL									
VC	Village Commercial			7.9	0.4	+1.8 acres		9.7	0.5
OTHER									
PFL	Public Facility Lot			1.0		+3.7 acres		4.7	
PCWA	PCWA Facilities ³			6.7		-4.9 acres		1.8	
FS	Fire Station ⁴			1.7		-0.7 acres		1.0	
P/R	Park and Ride ⁵			N/A		N/A		N/A	
	Major Roads			36.4		+14.5 acres		50.9	
Other Subtotal				45.8	2.3	+12.5 acres		58.3	3.0
TOTAL			1,950	1,954.6	100.0	-60 units, -12.1 acres	1,890	1942.5	100.0
School Site Reservation ⁶				15.09		-3.29 Acres		11.8	

- Notes: ¹ Subsequent project changes added a private recreation center
² Driving range is now included with golf course total as a part of the subsequent project changes
³ Subsequent project changes eliminated PCWA ownership of Lake on golf course hole #13
⁴ 1 net useable acre and 0.7 acres in Wetland Preservation Easement
⁵ Subsequent project changes includes lot with Village Commercial
⁶ Included with Meadows Unit 1 and NOS lot 69
N/A = Not applicable

Sources: Bickford Ranch Specific Plan, August 17, 1999; Bickford Ranch Specific Plan, December 18, 2001; Bickford Ranch Specific Plan, September 1, 2004.

3.0 EVALUATION OF CHANGES AND/OR NEW INFORMATION SINCE CERTIFICATION OF THE BICKFORD EIR

The following evaluation compares the information in the Bickford Ranch EIR with the subsequent project changes, changed circumstances, and/or new information external to the project that have occurred since December 2001 described in Section 2.0 above, in order to answer the questions set forth in the CEQA Guidelines identified in Section 1.0 of this Addendum.

3.1 LAND USE

Impact L-1: Conversion of land use from agricultural and open space to residential, recreational and commercial uses

The subsequent project changes reduce the overall amount of residential land, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The reduction of residential land reduces the project site conversion of existing open space land by approximately 137 acres over that analyzed in the Bickford EIR, while the slight increase in the amount of commercial land (1.8 acres) would have a negligible impact on the conversion of agricultural/open space land. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001. While the severity of the impact is slightly reduced due to the increased amount of open space included in the plan as a result of the subsequent project changes, the impact would remain significant and unavoidable.

Impact L-2: Change in interface of development with surrounding land uses

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. These changes result in increased buffers from the higher density residential land uses adjacent to the northeastern ridges (R-11, R-12 and R-13), the northwestern ridges (R-7A and R-8A), the southwestern ridges (R-6A), and the southwesternmost ridge (R-16B). The subsequent project changes would further reduce this less than significant impact at these locations. The larger, rural-sized lots will continue to be placed around the perimeter of the proposed project. The mitigation measure identified in the Bickford EIR is still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact L-3: Compatibility with surrounding agricultural uses

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The minimum agriculture buffer zone widths shown on Table 4-2 of the Bickford EIR would not be affected. In fact, the buffer between the structures associated with the proposed project and the surrounding agricultural uses would be increased, as described in Impact L-2 above. This would further reduce this less than significant impact at these locations. The mitigation measure identified in the Bickford EIR is still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact L-4: Conversion of land from agricultural to residential, recreational and commercial uses

The subsequent project changes would not change the conversion of land from agricultural to residential, recreational and commercial uses identified in the Bickford EIR, because overall land uses are merely being transferred from one category (primarily residential) to another (primarily open space). These project changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact L-5: Deleted

Impact L-5 originally identified an inconsistency with Placer County General Plan Appendix D Development Standard f.(6)(a) requiring multi-family units. In the August 17, 1999 Bickford Ranch Specific Plan, analyzed in the Bickford Draft EIR, multi-family units were not identified near the village center area of the Heritage Ridge community; only Estate Residential, Low Density Residential, and Medium Density Residential units were proposed. The Applicant agreed to include multi-family units prior to preparation of the Final Bickford EIR. The Final Bickford EIR identified that the Bickford Ranch Specific Plan was consistent with Placer County General Plan Appendix D Development Standard f.(6)(a) because multi-family units were now included. Therefore Mitigation Measure L-B, which identified the inclusion of multi-family housing, was also deleted as it no longer applicable.

Impact L-6: Inconsistency with General Plan policy 1.B.9 discouraging development of isolated , remote, and/or walled residential projects

The subsequent project changes include elimination of all gates within the plan area, except at the entrances to Heritage Ridge and for emergency vehicle access at the northern and southern ends of abandoned Clark Tunnel Road. This change implements Mitigation Measure L-C, which requires limiting construction of gates where practical. This change does not cause significant new impacts, nor

does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.2 POPULATION, EMPLOYMENT, AND HOUSING

Impact PH-1: Increase in the population of unincorporated Placer County

The increment of additional population in unincorporated Placer County attributed to the subsequent project changes are slightly reduced from that identified in the Bickford EIR, as a result of 60 fewer residential units (1,950 to 1,890). The reduction in residential units directly relates to the expected population increases in Placer County, which is projected to grow from 237,145 people in 2001 to 561,364 in 2050 (SACOG, 2004). It is estimated that the overall population attributed to the Bickford Ranch Specific Plan would be reduced by approximately 155 persons as a result of the subsequent project changes, based on the 2.6 persons-per-household rate (all non age-restricted households) applied in the Bickford EIR analysis. This would further reduce this less than significant impact to changes in County population. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PH-2: Increase in employment opportunities in Placer County

The subsequent project changes slightly increase the amount of commercial land (1.8 acres) over those numbers analyzed in the Bickford EIR. This change was recommended by Placer County to accommodate additional retail development and provide flexibility for residential or office/professional space above the street-level retail. It is estimated that 15,000 square feet of street-level retail and 15,000 square feet of second-level residential or office space (gain of 30,000 square feet total, using the Bickford EIR's Village Commercial acreage/square footage/employee ratio) could result. This scenario would not substantially increase the number of jobs in the Village Center. Assuming 15,000 square feet of retail with one employee/250 square feet and a 50/50 split of second level residential and professional office space (i.e., 7,500 square feet each) with one employee/275 square feet of office (EIP, 2003), the additional commercial/retail space could produce 87 new employees at project buildout. Employment opportunities created by the addition of this space would not likely result in new "basic" employment (as described in Section 5.3.2 of the Bickford EIR) and, although considered negligible relative the region as a whole, would be considered beneficial to the local economy. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PH-3: Increase in the supply of housing in south Placer County

The increment of additional housing in unincorporated Placer County attributed to the subsequent project changes are slightly reduced from that identified in the Bickford EIR, as a result of 60 fewer residential

units. With 1,890 units, the proposed project would continue to have a beneficial impact on housing supply in Placer County. Despite a reduction in total units, the subsequent project changes would require a minimum of 90 and up to 106 affordable units to be constructed on-site as well as an approximate increase of 7,500 square feet of mixed use space in the Village Center that would be available for residential use (6 to 8 units). Also subsequently included is the provision of employee housing in the vicinity of the golf course maintenance area, although no number of units have been specified to date. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PH-4: Increase in the need for affordable housing

The need for affordable housing would depend on the extent to which the subsequent project changes increase the demand for this type of housing by lower income households resulting from new employment in Bickford Ranch Specific Plan Area. The addition of an estimated 15,000 square feet of space retail and 7,500 square feet of office professional could result in the addition of 87 permanent “non-basic” jobs (see Section 5.3.2 of the Bickford EIR) assuming a 50/50 split between second-level residential and office uses. A maximum of 87 additional worker households could potentially seek housing in proximity to the Bickford Ranch Specific Plan Area, although the actual number would be less when other factors are considered (e.g., already-established residence, work location of other household employees, etc.). The reduction would be minor. A minimum of 90 and up to 106 of the affordable units will be constructed on-site reducing this impact from that analyzed in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PH-5: Potential effect on the jobs-housing balance in the study area

The decrease in project-related housing units (60) coupled with a small increase in project-related jobs (maximum 87) is expected to have a negligible effect on the jobs-housing balance in the project vicinity, although it would be slightly more favorable than the job-housing balance identified in the Bickford EIR. Although the supply of housing may not fully serve new employees, an adequate supply of affordable housing is available in the larger housing market (within a 15-minute commute). Vacancy rates remain generally “healthy” with the supply of multi-family affordable housing currently being constructed or processed for construction. In addition, the higher jobs-to-housing ratio created by the subsequent project changes, while small relative to the region, can be considered a slight improvement. The proposed project’s effect on jobs-housing balance would, therefore, remain consistent with the County’s plans and policies. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PH-6: Inconsistency with Placer County General Policy 2.A.11 requiring that all new housing projects of 100 or more units, having received an increase in allowable density through a specific plan, shall provide affordable housing, unless impractical.

The Bickford EIR identified construction of or in-lieu payment for 195 on-site low-income housing units to be consistent with General Policy 2.A.11. The subsequent project changes require construction of a minimum of 90 and a maximum of 106 on-site units, with the balance of units (for a total of 189 units) provided through in-lieu fees to be paid to the County. The mitigation measures identified in the Bickford EIR are still applicable and less than significant impacts are anticipated. This change maintains the requisite number of affordable housing units of 10 percent of the total units constructed. It does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.3 PUBLIC SERVICES AND UTILITIES

3.3.1 Water

Impact PS-1: Increased demand for treated surface water

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The estimated treated water demand shown on Table 6-1 of the Bickford EIR would be reduced as a result of the subsequent project changes. The reduction of residential units reduces the project's need for treated surface water over that analyzed in the Bickford EIR, while the slight increase in the amount of commercial land would have a negligible impact on the demand for treated surface water. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. These project changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

As described in the Bickford EIR, PCWA does not reserve potable water capacity for prospective customers. It requires that all developers enter into a pipeline extension or service order agreement with PCWA and pay all fees and charges required by PCWA, prior to making a commitment for service. PCWA affirmed that sufficient water supplies existed to serve the project in 1999 (PCWA, 1999). PCWA recently affirmed that it has sufficient surface water entitlements to meet the build-out demand of the project (Toy, 2004). In 1999, this assertion included consideration of PCWA's American River Pump Station, which was proposed but not yet approved at the time the Bickford EIR was certified. Subsequently, an EIR for the American River Pump Station was certified (Resolution No. 01-20, passed July 11, 2002). Also in 2002, Findings of Consideration, a Mitigation Monitoring Plan, and Statements of Overriding Considerations were adopted, and a contract with the U.S. Bureau of Reclamation for construction of the American River Pump Station was approved (Contract No. 02-LC-20-7790).

Following these actions, the drawings and technical specifications for Phase 1 of the pump station were approved (August 1, 2002), and construction has commenced, as anticipated in the Bickford EIR, providing further assurance that sufficient water capacity will be available to serve the project. Phase 2 of the pump station project is scheduled to go out to bid within the next several months. This phase includes river restoration, construction of recreational elements of the project, and the diversion structure for the pump station. Both phases are scheduled for completion in fall 2005. This project will divert up to 35,500 acre-feet of PCWA's Middle Fork Project water rights from the north fork of the American River near Auburn. External to the proposed project, other developments requiring potable water have been proposed and/or approved, and these developments would increase the total demand for treated water from the PCWA system. However, with the American River Pump Station, PCWA anticipates it should be able to meet new treated water demand through the next ten years (Toy, 2004). These changes have not created new significant impacts or increased the severity of impacts over those previously described in the Bickford EIR, taking into account changes in the project and the information that has come to light since December 2001.

Impact PS-2: Increased demand for raw water from Caperton and Antelope Canals

The overall reduction of residential units and increase in the amount of open space/recreation lands would not require substantial additional raw water from the Caperton and Antelope Canals. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

As part of the proposed Water Master Facilities Agreement between the Applicant and PCWA, additional encasement of a portion of the Caperton Canal on the project site was driven by a change in the location/configuration of housing near the Caperton Canal. The Bickford EIR analyzed encasement of 16,343 linear feet of open canal. The additional encasement would replace another 4,542 linear feet of open canal, assumed to remain open in the Bickford EIR, to minimize adverse Bickford Ranch Plan Area impacts on canal water quality, to improve public safety as it relates to canal access, to prevent any increase in stormwater runoff into the canal from the proposed Bickford Ranch Plan Area, to prevent any increases in flood discharges during storm conditions, to minimize riparian habitat impacts, and to conserve water and reduce leakage. See Figure 2-6 for portions of the Caperton Canal to be encased. The additional encasement would further eliminate canal blow-outs, gunnite replacement, debris blockages, and erosion problems as well as provide better service reliability and overall water quality. This change would have a beneficial impact on the raw supply. Potential impacts to environmental resources associated with this change are discussed in the appropriate impact section below. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

The Caperton Canal was recently surveyed as a part of the proposed Water Master Facilities Agreement between the Applicant and PCWA. Riparian habitat was not found immediately adjacent to the canal, but

was found to occur in the canyons below. It was determined that the canyon riparian habitat would function in a similar manner in the absence of the canal water spillage. The canyon riparian corridors should not be substantially affected by the proposed encasement (North Fork Associates, 2004).

Impact PS-3: Increased demand for groundwater

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The Bickford EIR identifies the need for groundwater for 12 residential parcels, while the subsequent project changes identify the need for groundwater for 14 residential parcels. The minor increase is due to changes in the Master Lotting Plan that resulted from the removal of residential units in the Ridge Communities and subsequent densification in the central portion of the project. Based on available data analyzed for the Bickford EIR, uses of domestic wells for a limited number of parcels is feasible, provided that appropriate storage tank systems are used to maintain peak domestic flow, and two additional wells would not represent a substantial change in the number of wells. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-4: Increased demand for surface water treatment

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The reduction of residential units and increase in the amount of open space/recreation lands reduces the project site need for surface water treatment over that analyzed in the Bickford EIR because fewer permeable surfaces will be constructed, leaving more open space/recreation lands to absorb water runoff. The slight increase in the amount of commercial land would have a negligible impact on the demand for surface water treatment. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-5: Temporary (short-term) shortage of water supply if planned pipeline construction falls behind schedule

The Cross Basin I pipeline serves the Penryn and Lincoln areas as well as the proposed project site. The addition of the proposed project would have exceeded its design capacity, causing either potential water shortages or low water pressure to area homes due to a lack of supply. In the Bickford EIR, it was noted that the pipeline expansion was planned but had not yet occurred. Subsequently, the pipeline was expanded (fall of 2002) in anticipation of the proposed project and other regional growth. The mitigation measure identified in the Bickford EIR is therefore no longer necessary and this impact is no longer

applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes in the project and the information that has come to light since December 2001.

Impact PS 6: Potential contamination of potable water supply where proposed pipeline crosses under storm drainage culverts in Butler Road

Due to a desire to decrease the overall length of the new PCWA potable water pipeline connection to the project site, and to reduce potential water contamination from storm drainage culverts in Butler Road, a second routing option is now under review by PCWA that is shorter than the route identified in the Bickford EIR. The alternate pipeline alignment would proceed north along Butler Road to the Clark property (APN 032-100-003). From this point an off-site booster pump station would be constructed on the southeastern portion of the Clark property in order to send water uphill to the Bickford Ranch Plan Area. The alternate pipeline alignment would extend across the eastern property line of the Clark property, as shown on Figure 2-7 in Section 2.0. The alternate pipeline alignment would further reduce potential contamination of the potable water supply due to a decreased number of storm drainage culvert crossings in Butler Road. The alternate pipeline alignment was recently surveyed as a part of the Water Master Facilities Agreement between the Applicant and PCWA, and no potential impacts regarding contamination of potable water supplies were found (North Fork Associates, 2004). The mitigation measure identified in the Bickford EIR is still applicable and less than significant impacts are anticipated. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.3.2 Wastewater

Impact PS-7: Increased demand for sewage conveyance to wastewater treatment plant

Both the Bickford EIR and subsequent project changes include the need for off-site sewage conveyance from the Bickford Ranch Specific Plan Area to the City of Lincoln Wastewater Treatment Plant. As described in the Bickford EIR, the Applicant would construct the portion of the pipeline from the project site along State Route (SR) 193 to SR 65. The pipeline from SR 65 west to the City of Lincoln Wastewater Treatment Plant was identified in the Lincoln Crossing Project, but that pipeline had not yet been constructed. Since certification of the Bickford EIR, all conveyance pipelines that are the responsibility of the City of Lincoln have been completed (Hill, 2004). Additionally, the Applicant has offered to upsize the sewer pipeline along SR 193 to accommodate regional wastewater flows as projected by the Regional Wastewater Treatment and Reclamation Facility Authority (see Resolution Number 00-01 passed by the Board of Directors Regional Wastewater Conveyance and Regional Wastewater Treatment and Reclamation Facility Authority). The Applicant will also construct a key portion of the off-site sewer pipeline that is being constructed as part of a new regional sewer system (see Resolution Number 2000-2 passed by the Board of Directors of Newcastle Sanitary District). Construction of these contemplated off-site wastewater conveyance improvements and the Applicant

commitments identified above further reinforce the determination contained in the Bickford EIR that increased demand for sewage conveyance to the City of Lincoln Wastewater Treatment Plant would result in a less than significant impact. These changes have not created new significant impacts or increased the severity of impacts over those previously described in the Bickford EIR, taking into account changes in the project and the information that has come to light since December 2001.

Impact PS-8: Odor and blockages due to low wastewater flows

No subsequent project changes have occurred that would affect this impact, as the offsite wastewater conveyance pipeline along SR 193 has not yet been constructed. The impacts associated with construction of this pipeline would not change from the analysis conducted in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account the information that has come to light since December 2001.

Impact PS-9: Public safety hazard due to maintenance activities along the alignment of the sewer pipeline

No subsequent project changes have occurred that would affect this impact, as the offsite wastewater conveyance pipeline along SR 193 has not yet been constructed. The impacts associated with construction of this pipeline would not change from the analysis conducted in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account the information that has come to light since December 2001.

Impact PS-10: Potential water quality impacts to Auburn Ravine or groundwater due to leakage from sewer pipeline

No subsequent project changes have occurred that would affect this impact, as the offsite wastewater conveyance pipeline along Ferrari Ranch Road has not yet been constructed. The impacts associated with construction of this pipeline would not change from the analysis conducted in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account the information that has come to light since December 2001.

3.3.3 Wastewater Treatment

Impact PS-11: Increased demand on wastewater treatment system

The subsequent project changes would reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The reduction of residential units reduces the project site need for wastewater treatment from that analyzed in the Bickford EIR, while the slight increase in the amount of

commercial land would have a negligible impact on the demand for wastewater treatment. The existing and projected wastewater treatment demand/capacity shown on Table 6-3 of the Bickford EIR would be slightly reduced as a result of the subsequent project changes (by approximately 3 percent). The reduction would be minor and would not change the conclusions reached in the Bickford EIR. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Both the Bickford EIR and the subsequent project changes include the need for additional wastewater treatment system capacity to handle the demands of the proposed project. The Bickford EIR anticipated that a new wastewater treatment plant (WWTP) would be built by the City of Lincoln to handle the added demand. The construction of the new WWTP is scheduled to be completed in the summer of 2004. Initially, the WWTP will have a capacity of 3.3 million gallons per day (MGD) and will have the ability to expand to 5.0 MGD. The 3.3 MGD initial capacity will be able to meet the demands of the proposed project. On April 19, 2001, the Applicant entered into a Memorandum of Understanding (MOU) with the City of Lincoln to reserve 0.41 MGD at the new WWTP. To date, the Applicant has funded 70 percent of the funds obligated under the MOU (Hill, 2004; Beck, 2004). The mitigation measures identified in the Bickford EIR are still applicable, and are in fact being implemented. This change has not created new significant impacts or increased the severity of impacts over those previously described in the Bickford EIR, taking into account changes in the project and the information that has come to light since December 2001.

3.3.4 Electricity/Gas/Energy

Impact PS-12: Increased demand on electric supply

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The estimated electricity demand by phase shown on Table 6-4 of the Bickford EIR would remain the same or be reduced as a result of the subsequent project changes, depending on the additional retail uses on the site. The reduction of residential units reduces the project's need for electricity over that analyzed in the Bickford EIR, while the slight increase in the amount of commercial land would have a negligible impact on the demand for electricity. The reduction would be minor and would not change the conclusion reached in the Bickford EIR. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-13: Increased demand on electrical distribution network

The subsequent project changes would require the electrical distribution network to follow the revised Master Lotting Plan. This would have no impact on the electric distribution network identified in the

Bickford EIR. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account the information that has come to light since December 2001.

Impact PS-14: Potential for effects of electromagnetic fields

The subsequent project changes would have no impact on the presence or effects of electromagnetic fields identified in the Bickford EIR. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account the information that has come to light since December 2001.

Impact PS-15: Increased demand on natural gas supply

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The estimated natural gas demand by phase shown on Table 6-4 of the Bickford EIR would be slightly reduced as a result of the subsequent project changes. The reduction of residential units reduces the project site need for natural gas over that analyzed in the Bickford EIR, while the slight increase in the amount of commercial land would have a negligible impact on the demand for natural gas. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-16: Increased demand on the natural gas distribution system

The subsequent project changes would require the natural gas distribution system to follow the revised Master Lotting Plan. This would have no impact on the natural gas distribution network identified in the Bickford EIR. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account the information that has come to light since December 2001.

Impact PS-17: Increase in the consumption of energy resources during project operation

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, slightly increase the amount of commercial land, and slightly decrease the project-related traffic over those numbers analyzed in the Bickford EIR. The reduction of residential units and project-related traffic reduces the project's consumption of energy over that analyzed in the Bickford EIR, while the slight increase in the amount of commercial land would have a negligible impact on energy consumption. The design features of the project that would minimize energy waste would continue to be included in the project. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. These changes do not cause significant new impacts, nor do

they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.3.5 Parks and Recreation

Impact PS-18: Dedication of an adequate supply of parkland and related facilities

The Bickford EIR identifies approximately 928 acres of open space/recreational lands (including parks), while the subsequent project changes identify approximately 1,110 acres. This is an overall increase of approximately 137 acres of total open space/recreation lands. The size of the dedicated parkland areas remain essentially unchanged with the subsequent project changes and is still in compliance with Placer County General Plan requirements. The overall acreage of the open space/natural areas is well above the required amount specified in the Placer County General Plan. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-19: Increased demand for existing public parks and recreational facilities for new residents

The park/recreational facility goals and the proposed park facilities shown on Table 6-7 of the Bickford EIR would not change due to the subsequent project changes. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

Impact PS-20: Improvement/extension of existing bicycle and equestrian trail systems

The Bickford EIR identifies the development of 31.2 miles of bicycle, pedestrian, and equestrian trails, while the subsequent project changes identify the development of 33.6 of such trails, resulting in a small increase in the project's trail system. The increase would be minor and would not change the conclusions reached in the Bickford EIR. Both the project described in the Bickford EIR and the subsequent project changes result in a trail system well beyond the required amount specified in the Placer County General Plan. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-21: Development of private recreational facilities.

The subsequent project changes relocate certain recreational facilities associated with the golf course, which may be private for six days per week, but these changes do not reduce their number or extent. In fact, a second clubhouse is now proposed to be provided to serve as a private recreation center for those Bickford Ranch Communities outside of Heritage Ridge. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into

account changes external to the proposed project and the information that has come to light since December 2001.

3.3.6 Other County/Community Services

Impact PS-22: Increased demand on public services

Neither the subsequent project changes, nor changes in the County's current financing of County-provided services since that time, would suggest that the Fiscal Impact Study (Economic & Planning Systems, Inc. 1999) in the Bickford EIR would need to be updated. The conclusions reached in the Bickford EIR regarding the project's impact on County services remain unchanged, namely that the revenue projected to be generated by the proposed project would be sufficient to fund the requisite additional services (Heinzen, 2004). It should be noted that numerous changes in State financing of County services have been proposed, in addition to proposed reductions in the County's property tax share. The nature of these changes is speculative at present and their effects cannot be determined. Should they materialize, it is likely that the County's ability to provide County services to all entities in the County would decrease. Given the existing financing structure of counties, however, it would be unlikely that the project would diminish Placer County's ability to provide services (Heinzen, 2004). No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

Impact PS-23: Increased demand for public schools

New students generated by the proposed project would attend one of four school districts: Western Placer Unified School District, Loomis Union School District, Placer Union High School District, or the Penryn School District. The Bickford EIR projected that up to a total of 699 new students that would result from the proposed project, while the subsequent project changes would result in a slightly smaller number because the total number of residential units have decreased slightly. The estimated number of new students would drop slightly to 675 (approximately a 3 percent drop).

In 1999, the four school districts were operating over their intended capacity (see Table 3-1). Since 1999, the degree of school overcrowding has eased at three of the four school districts due to the construction of several new schools in the project vicinity. The estimated March 2004 school capacity conditions are also shown on Table 3-1. The calculations for the updated school capacity conditions were derived using the same methodology used in the Bickford EIR. With the subsequent project changes, approximately 31 fewer students will be attending the Western Placer Unified District and approximately 10 fewer students will be attending the Penryn District. On the other hand, approximately 15 more students will be attending the Loomis District and approximately two more students will be attending the Placer Union District. These minor changes would not change the conclusions reached in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford

EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

As seen in Table 3-1, only the Western Placer Unified School District has shown an increase in overcrowding from 1999 to 2004. However, this school district is planning the construction of several new schools including an elementary school in 2004 and 2005 and a middle school in 2005. In addition, over the next 12 years, the Western Placer Unified School District is planning to build one high school, one middle school, and five elementary schools.

Table 3-1
School District Overcrowding

District	Percent of District Capacity Including Bickford Ranch	
	Bickford EIR	March 2004 *
Western Placer Unified (K-12)	107	112
Loomis (K-8)	106	74
Penryn (K-8)	104	79
Placer Union (9-12)	143	120

Note: * The December 2001 Specific Plan school district forecasts were updated in March 2004

Source: Bickford Ranch Specific Plan, August 17, 1999; Bickford Ranch Specific Plan, December 18, 2001; Bickford Ranch Specific Plan, September 1, 2004.

The Bickford EIR recommended that the Applicant and the County enter into discussions between Loomis Union School District and the Penryn School District to adjust existing school district boundaries so that one school district could serve the entire proposed project. Since certification of the Bickford EIR, the Penryn and Loomis School Districts have initiated the process of merging the districts into one entity. Several public meeting have occurred to discuss the impacts of this process and a measure has been placed on the November 2004 ballot. The potential Penryn/Loomis school merger is not a part of the proposed project.

Impact PS-24: Increased demand for fire protection service

Subsequent project changes have reduced the residential area intrusions into the open space areas of the project. The Bickford EIR identifies that it would be desirable and more efficient to consolidate fire protection services for the structural (non-wildland/open space) areas under one jurisdiction. In order to further reduce the impact severity of increased demand for fire protection services, the Applicant approached the Placer County Fire District regarding the feasibility of servicing all structural areas. In response, the Placer County Local Agency Formation Commission adopted Resolution #2-2000 (March 13, 2002), which detached the Penryn Fire Protection District from providing fire services for the structural areas within the proposed project area. The resolution also noted that the construction of the new fire station, which is part of the proposed project, is a condition of the resolution. On May 3, 2002, a Certificate of Completion was issued certifying the fire district boundary reorganization depicted in

Resolution #2-2000. The consolidation of fire jurisdiction for all structural areas under one entity for the Bickford Ranch Specific Plan Area implements Mitigation Measure PS-L, which has the effect of reducing impacts related to emergency response and fire response times identified in the Bickford EIR. Two of the mitigation measures identified in the Bickford EIR are still applicable (Mitigation Measure PS-J and Mitigation Measure PS-K), while the third mitigation measure (Mitigation Measure PS-L) has been implemented. These project changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-25: Potential interface with emergency fire access due to driveways built on steep slopes

The subsequent project changes move approximately 40 lots identified in the Bickford EIR within the Bickford Ranch Meadows and Ridges residential communities off of slopes greater than 15 percent, which is a reduction from 102 to 62. These changes would result in a reduction in the severity of impacts to emergency fire access due to driveways built on steep slopes. The subsequent project changes would have a beneficial impact on the emergency fire access analysis conducted in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. These project changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-26: Increased demand for solid waste hauling

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The estimated solid waste generation shown on Table 6-9 of the Bickford EIR would be slightly reduced as a result of the subsequent project changes, because the overall project footprint would be reduced, and this would decrease the demand for solid waste hauling during construction identified in the Bickford EIR. The reduction of residential units reduces the project's need for solid waste-hauling during project operation over that analyzed in the Bickford EIR, while the slight increase in the amount of commercial land would slightly increase solid waste hauling. The overall reduction would be minor and would not change the conclusions reached in the Bickford EIR. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact PS-27: Increased demand for solid waste disposal

According to the Bickford EIR, the solid waste from the proposed project would go to the Western Regional Sanitary Landfill, which has a capacity of approximately 6,000,000 tons and a life expectancy of approximately 20 years. The Bickford EIR indicated that with the potential expansion of the landfill and implementation of the State recycling programs, the life expectancy of the landfill could be extended

beyond the year 2030. The Bickford EIR estimated the proposed project would generate only 53,000 tons over the next 20 years. The subsequent project changes reduce the overall number of residential units, increase the amount of open space/ recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The reduction of residential units reduces the project site demand for solid waste space over that analyzed in the Bickford EIR, while the slight increase in the amount of commercial land would slightly increase the need for solid waste space. The overall reduction would be minor and would not change the conclusions reached in the Bickford EIR. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

In January 2003, the Western Regional Sanitary Landfill was expanded to a larger capacity of 14,011,000 tons. With this expansion, the life expectancy is now projected to extend to the year 2036 with the State recycling programs (Altman, 2003). Placer County recognizes the need for future potential expansion of this landfill due to the projected significant growth in western Placer County. However, no firm expansion plans are in place at this time (Carmichael, 2004). This change has not created new significant impacts or increased the severity of impacts over those previously described in the Bickford EIR, taking into account changes in the project and the information that has come to light since December 2001.

Impact PS-28: Increased demand for telephone and cable services

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The reduction of residential units reduces the project's need for telephone/cable services over that analyzed in the Bickford EIR, while the slight increase in the amount of commercial land would have a negligible impact on telephone/cable services. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.4 TRANSPORTATION AND CIRCULATION

As shown in the Bickford EIR, the existing plus proposed project conditions for the area roadway segments and intersections were analyzed in Table 7-8 and Table 7-9 for their respective levels of service (LOS). The 2010 General Plan plus proposed project conditions for the area roadway segments and intersections were analyzed in Table 7-11 and Table 7-12 for their respective LOS. The "buildout of the project vicinity" plus proposed project conditions for the area roadway segments and intersections were analyzed in Table 7-13 and Table 7-14 for their respective LOS.

The following list represents changes that necessitate an updated traffic analysis for roadway segment LOS.

- Development has occurred in the project vicinity since the Bickford EIR, and thus traffic volumes have increased on many major roadways in the study area. Daily and p.m. peak hour counts have recently been completed at a number of locations in the study area. These counts were conducted in the fall of 2003 and the spring of 2004.
- The Placer County Travel Demand Model has been revalidated to 2001 conditions in south Placer County.
- The Placer County Travel Demand Model forecasts have been updated to represent 2025 conditions in Rocklin and Roseville, and 2020 conditions elsewhere. The new land use forecasts include the West Roseville Specific Plan, Lincoln Crossing, and the Northwest Rocklin Annexation Area (the Sunset Ranchos area). The roadway network has been updated to include the proposed SR-65 Lincoln Bypass and Whitney Boulevard connecting Clover Valley Parkway to SR-65.

Of particular note, while the Bickford EIR contained future a.m. peak hour traffic forecasts, the update of the Placer County Travel Demand Model conducted in 2001 did not include an a.m. peak hour validation effort, so the updated traffic analysis focused on p.m. peak hour traffic conditions in 2025. However, a qualitative discussion of potential a.m. peak hour traffic conditions in 2025 with and without the proposed project is provided.

Although the same trip generation for the Bickford EIR was assumed, differences in the Travel Demand Model's future land uses and roadway networks resulted in differences in the distribution of Bickford Ranch Specific Plan Area trips. Please see Appendix D for detailed information regarding the updated traffic analysis conducted for this Addendum.

3.4.1 Construction Impacts

Impact T-1: Short-term traffic impacts related to project construction

While additional development and its corresponding traffic has occurred in the project vicinity since the Bickford EIR, the subsequent project changes would not significantly affect the short-term traffic impacts related to project construction identified in the Bickford EIR. A similar number of construction workers and construction vehicles are still assumed. Additionally, impacts associated with construction of the off-site sewer have not changed. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.4.2 Impacts Under Existing Plus Project Conditions

Traffic volumes associated with the proposed project would not increase beyond that identified in the Bickford EIR. However, since 1999, traffic volumes have generally increased on all the study area roadways. The analysis of Existing Plus Project Conditions has been updated based on available information regarding more recent study area conditions.

Impact T-2: Under Existing Plus Project conditions, traffic operations at the intersection of Sierra College Boulevard and I-80 westbound ramps in Rocklin would worsen from LOS “C” to LOS “F” during the p.m. peak hour. The intersection of Sierra College Boulevard and I-80 eastbound ramps would worsen from LOS “C” to LOS “E” during the a.m. peak hour and from LOS “D” to LOS “F” during the p.m. peak hour

The Bickford EIR identified a deficient LOS at the Sierra College Boulevard/I-80 intersection in Table 7-9. The updated analysis indicates that westbound ramps at this intersection currently operate at LOS D in the p.m. peak hour without the proposed project, while the eastbound ramps currently operate at LOS E. Similar to the Bickford EIR, the Existing Plus Project conditions would be LOS F for both ramp directions under the updated traffic analysis. The LOS F condition would be slightly worse under the updated Existing Plus Project condition. The mitigation measure identified in the Bickford EIR is still applicable, and would still reduce the impacts at both intersections to a less than significant level. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-3: Under Existing Plus Project conditions, traffic operations on the eastbound stop-sign controlled approach of King Road at Sierra College Boulevard in Loomis would worsen from LOS “B” to LOS “D” during the p.m. peak hour

The Bickford EIR identified a deficient LOS at the eastbound approach on King Road at Sierra College Boulevard in Table 7-9. The subsequent project changes would have similar impacts at the eastbound approach on King Road at Sierra College Boulevard to those identified in the Bickford EIR. The traffic impacts associated with the eastbound approach on King Road at Sierra College Boulevard would not significantly change from the analysis conducted in the Bickford EIR. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-4: Under Existing Plus Project conditions, Sierra College Boulevard between Taylor Road and Granite Drive in Rocklin would worsen from LOS “A” to LOS “E”, and Sierra College Boulevard between Granite Drive and I-80 in Rocklin would worsen from LOS “D” to LOS “F” based on a daily roadway segment level of service analysis

The Bickford EIR identified a deficient LOS on Sierra College Boulevard between Taylor Road and Granite Drive as well as between Granite Drive and I-80 in Table 7-8. The subsequent project changes would have similar impacts on these segments of Sierra College Boulevard to those identified in the Bickford EIR. The traffic impacts associated with these segments of Sierra College Boulevard would not significantly change from the analysis conducted in the Bickford EIR.

However, the updated Existing Plus Project analysis has identified a new significant impact that was not previously identified on Sierra College Boulevard, between King Road and Taylor Road. This road segment is anticipated to operate at LOS D under the Existing Plus Project condition. Widening this segment of Sierra College Boulevard to four lanes would mitigate this impact. Sierra College Boulevard is planned to be widened from two lanes to four lanes from SR 193 to Taylor Road and to six lanes from Taylor Road to south of I-80 in the future. Implementation of Mitigation Measures T-F and T-K, which were identified in the Bickford EIR, would help reduce this new significant impact along Sierra College Boulevard between King Road and Taylor Road (LOS D) to a less than significant level.

Mitigation Measure T-T: In order to reduce the impacts to an acceptable LOS (LOS C), Sierra College Boulevard between King Road and Taylor Road would need to be widened from two to four lanes. The Applicant should pay a pro-rata fair share for this road widening. This is a new mitigation measure identified in this Addendum, required because of the projected additional traffic associated with the Existing Plus Project condition. Along with implementation of the mitigation measures identified in the Bickford EIR, this new mitigation measure would reduce impacts on Sierra College Boulevard between King Road and Taylor Road to a less than significant level.

The mitigation measures identified in the Bickford EIR are still applicable. With implementation of the new mitigation measure described above, no new significant impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.4.3 Impacts Under 2010 General Plan Plus Project Conditions

For the Bickford EIR, a 2010 General Plan traffic analysis was conducted. That information is somewhat dated owing to the passage of time. Future traffic conditions in the Placer County Travel Demand Model have been updated recently, although not to the 2010 time horizon. The updated information analyzes a 2025 time horizon, as described in Appendix D. At the present time, the 2025 time horizon is considered the more appropriate parameter to use when analyzing future traffic conditions. For this reason, and because this is the best currently available information regarding future traffic conditions, the 2010

General Plan Plus Project Conditions traffic analysis in the Bickford EIR is compared to the 2025 updated traffic analysis (see Appendix D).

Impact T-5: Under 2010 General Plan Plus Project conditions, the intersection of SR 193 and SR 65 would operate at LOS “E” conditions during the a.m. peak hour and LOS “F” conditions during the p.m. peak hour with or without the proposed project

The Bickford EIR identified a deficient LOS at the SR-193/SR-65 intersection in Table 7-12. However, the updated analysis, using the 2025 traffic forecasts, results in LOS C conditions during the p.m. peak hour with and without the proposed project. This improved LOS is based on land use and roadway network changes discussed above. The SR-65 Lincoln Bypass was not included in the Bickford EIR, which is the main reason for the improvement. Based on a qualitative assessment, it is anticipated that the proposed project would not result in a significant impact at this intersection in the a.m. peak hour under 2025 conditions. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-6: Under 2010 General Plan Plus Project conditions, the westbound stop-sign controlled approach of Lower Ranch Road at Sierra College Boulevard would operate at LOS “E” conditions during the a.m. and p.m. peak hours

The Bickford EIR identified a deficient LOS at the westbound approach at the Lower Ranch Road/Sierra College Boulevard intersection in Table 7-12. However, the updated analysis, using the 2025 traffic forecasts, results in LOS C conditions during the p.m. peak hour with the proposed project. This improvement is based on land use and roadway network changes previously discussed. Based on a qualitative assessment, it is anticipated that the proposed project would not result in a significant impact at this intersection in the a.m. peak hour under 2025 conditions. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-7: Under 2010 General Plan Plus Project conditions, the proposed project would cause operations on the westbound stop-sign controlled approach of Del Mar Avenue at Sierra College Boulevard in Loomis to worsen from LOS “E” to LOS “F” during the a.m. peak hour, and from LOS “D” to LOS “F” in the p.m. peak hour. The eastbound approach would worsen from LOS “D” to LOS “F” during both the a.m. and p.m. peak hours

The Bickford EIR identified a deficient LOS at the eastbound and westbound approaches on Del Mar Avenue at Sierra College Boulevard in Table 7-12. The updated analysis, using 2025 forecasts, shows an increased volume to capacity ratio, which still results in LOS F conditions during the p.m. peak hour. These results are based on the land use and roadway network changes previously discussed. The eastbound and westbound approaches would operate at LOS F conditions under the no project and with

project conditions, similar to the Bickford EIR. The “overall” LOS (representing a weighted average of delay on all approaches) would still be LOS A. Due to the low volume on the intersection approaches, and the availability of a future traffic signal at Taylor Road and Sierra College Boulevard, this impact would still be considered less than significant. Based on a qualitative assessment, it is anticipated that the proposed project would not result in a significant impact at this intersection in the a.m. peak hour under 2025 conditions. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-8: Under 2010 General Plan Plus Project conditions, the proposed project would cause operations at the intersection of Sierra College Boulevard and Taylor Road in Loomis to worsen from LOS “D” to LOS “E” during both a.m. and p.m. peak hours

The Bickford EIR identified a deficient LOS at the Sierra College Boulevard/Taylor Road intersection in Table 7-12. However, the updated analysis, using 2025 traffic forecasts, results in LOS D conditions during the p.m. peak hour with and without the proposed project. This improved LOS is based on land use and roadway network changes previously discussed. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-9: Under 2010 General Plan Plus Project conditions, the proposed project would cause Sierra College Boulevard between Taylor Road and Granite Drive in Rocklin to worsen from LOS “D” to LOS “E”, based on a daily roadway segment level of service analysis

The Bickford EIR identified a deficient LOS on Sierra College Boulevard between Taylor Road and Granite Drive in Table 7-11. The updated analysis, using 2025 traffic forecasts, indicates that this portion of Sierra College Boulevard is still expected to operate at a similarly deficient LOS. The updated analysis shows a similar, but less severe, result in terms of daily segment traffic volumes. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-10: Under 2010 General Plan conditions, the traffic volume on English Colony Way between Sierra College Boulevard and Clark Tunnel Road would reach a recommended threshold for safety improvements with or without the proposed project

No major development has occurred along English Colony Way between Sierra College Boulevard and Clark Tunnel Road since the Bickford EIR and traffic volumes on this segment of English Colony Way have still not exceeded the recommended threshold for safety improvements. No major capacity improvements have occurred to English Colony Way. However, a complete overlay was completed approximately two to three years ago. English Colony Way still has many of the same deficiencies as

previously identified. The subsequent project changes would have similar impacts on English Colony Way as identified in the Bickford EIR. The safety impacts associated with English Colony Way would not change from the analysis conducted in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-11: Under 2010 General Plan conditions, I-80 west of Sierra College Boulevard and between Penryn and SR-49 would operate at LOS “F” conditions with or without the proposed project, based on a daily roadway segment level of service analysis

The Bickford EIR identified a deficient LOS on I-80 west of Sierra College Boulevard in Table 7-11. The updated traffic analysis indicates that I-80 is still expected to operate at a similarly deficient LOS using the 2025 traffic forecasts. The updated analysis shows a similar result in terms of daily segment traffic volumes. The subsequent project changes would have similar impacts on I-80 to those identified in the Bickford EIR. The traffic impacts associated with I-80 would not significantly change from the analysis conducted in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.4.4 Impacts Under Buildout of Project Vicinity Plus Project

Impact T-12: Under Buildout of Project Vicinity Plus Project conditions, the intersection of SR 193 and SR 65 would operate at LOS “F” conditions during the p.m. peak hour with or without the proposed project

The Bickford EIR identified a deficient LOS at the SR-193/SR-65 intersection in Table 7-14. However, the updated analysis, based on 2025 traffic forecasts, results in LOS C conditions during the p.m. peak hour with and without the proposed project. This improvement is based on land use and roadway network changes discussed above. The SR-65 Lincoln Bypass was not included in the Bickford EIR, which is the main reason for the improvement. Based on a qualitative assessment, it is anticipated that the proposed project would not result in a significant impact at this intersection in the a.m. peak hour under 2025 conditions. Due to the updated traffic analysis conducted for this addendum, the traffic conditions that warranted Mitigation Measure T-E no longer exist. Mitigation Measure T-E is no longer applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-13: Under the Buildout of Project Vicinity Plus Project conditions, the westbound stop-sign controlled approach of Lower Ranch Road at Sierra College Boulevard would operate at LOS “E” conditions during the a.m. and p.m. peak hours

The Bickford EIR identified a deficient LOS at the westbound approach at the Lower Ranch Road/Sierra College Boulevard in Table 7-14. However, the updated analysis, using 2025 traffic forecasts, results in LOS C conditions during the p.m. peak hour with the proposed project. This improvement is based on land use and roadway network changes previously discussed. Based on a qualitative assessment, it is anticipated that the proposed project would not result in a significant impact at this intersection in the a.m. peak hour under 2025 conditions. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-14: Under the Buildout of Project Vicinity Plus Project conditions, the proposed project would cause operations at the intersection of Sierra College Boulevard and Twelve Bridges Drive to worsen from LOS “C” to LOS “D” during both the a.m. and p.m. peak hours

The Bickford EIR identified a deficient LOS at the Sierra College Boulevard/Twelve Bridges Drive intersection in Table 7-14. However, the updated analysis, using 2025 traffic forecasts, results in LOS B conditions during the p.m. peak hour with and without the proposed project. This improvement is based on land use and roadway network changes previously discussed. This intersection improves due to the improved access between Sierra College Boulevard and SR-65 that is provided by the Whitney Boulevard connection through north Rocklin. Based on a qualitative assessment, it is anticipated that the proposed project would not result in a significant impact at this intersection in the a.m. peak hour under 2025 conditions. Due to the updated traffic analysis conducted for this addendum, the traffic conditions that warranted Mitigation Measure T-J no longer exist. Mitigation Measure T-J is no longer applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-15: Under the Buildout of Project Vicinity Plus Project conditions, the eastbound and westbound stop-sign controlled approaches on Del Mar Avenue would operate at LOS “F” during the a.m. and p.m. peak hours with or without the proposed project

The Bickford EIR identified a deficient LOS at the eastbound and westbound approaches on Del Mar Avenue at Sierra College Boulevard in Table 7-14. The updated analysis using 2025 forecasts shows a slightly worse volume to capacity ratio, but still results in LOS F conditions during the p.m. peak hour. These results are based on the land use and roadway network changes previously discussed. The eastbound and westbound approaches would operate at LOS F conditions under the no project and with project conditions, similar to the Bickford EIR. Due to the low volumes of traffic on these approaches, and the availability of an assumed future signal at King Road and Sierra College Boulevard, this impact is considered less than significant. Based on a qualitative assessment, it is anticipated that the proposed

project would not result in a significant impact at this intersection in the a.m. peak hour under 2025 conditions. The subsequent project changes would have similar impacts at the eastbound and westbound approaches on Del Mar Avenue at Sierra College Boulevard to those identified in the Bickford EIR. The traffic impacts associated with the eastbound and westbound approaches on Del Mar Avenue at Sierra College Boulevard would not significantly change from the analysis conducted in the Bickford EIR. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-16: Under the Buildout of Project Vicinity Plus Project conditions, the proposed project would cause operations at the intersection of Sierra College Boulevard and King Road in Loomis to worsen from LOS “C” to LOS “D” during the p.m. peak hour

The Bickford EIR identified a deficient LOS at the Sierra College Boulevard/King Road intersection in Table 7-14. The updated analysis, using 2025 traffic forecasts, indicates that this intersection would degrade to LOS F conditions under the no project and with project conditions, which is primarily due to the Whitney Boulevard access to SR-65. Vehicles traveling between Loomis/Penryn and SR-65 to the north have added access due to Whitney Boulevard, which increases the southbound left turns and westbound right turns at this intersection. This is considered a new significant impact. However, the updated analysis indicates that implementation of the Bickford EIR mitigation measure would improve the intersection from LOS F to LOS D. This mitigation consisted of adding a westbound free right turn lane.

Mitigation Measure T-U: In order to reduce the impacts to an acceptable LOS (LOS C), a second additional southbound left-turn lane should be constructed on southbound Sierra College Boulevard at the intersection with King Road. This new left-turn lane would require a receiving lane on King Road, tapering back into the eastbound through lane on King Road. The Applicant should pay a pro-rata fair share of adding this additional turning lane. This is a new mitigation measure identified in this Addendum, required because of the projected additional traffic associated with the 2025 No Project condition and with project condition. Along with implementation of the mitigation measure identified in the Bickford EIR, this new mitigation measure would reduce impacts at the intersection of Sierra College Boulevard and King Road to a less than significant level.

The mitigation measure identified in the Bickford EIR is still applicable. With implementation of the new mitigation measure described above, no new significant impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-17: Under the Buildout of Project Vicinity Plus Project conditions, the intersection of English Colony and Taylor Road would operate at LOS “D” during the p.m. peak hour with or without the proposed project

The Bickford EIR identified a deficient LOS at the English Colony Way/Taylor Road intersection in Table 7-14. The updated analysis, using 2025 traffic forecasts, results in LOS C conditions at this intersection during the p.m. peak hour with and without the proposed project. This result is based on the land use and roadway network changes previously discussed. Based on a qualitative assessment, it is anticipated that the proposed project would not result in a significant impact at this intersection in the a.m. peak hour under 2025 conditions. Due to the updated traffic analysis conducted for this addendum, the traffic conditions that warranted Mitigation Measure T-L no longer exist. Mitigation Measure T-L is no longer applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact T-18: Under the Buildout of Project Vicinity Plus Project conditions, the proposed project would cause sections of Sierra College Boulevard to operate at unacceptable levels of service based on a daily roadway segment level of service analysis

The Bickford EIR identified deficient LOS between Twelve Bridges Drive and Granite Drive on Sierra College Boulevard in Table 7-13. However, based on the new Travel Demand Model, Sierra College Boulevard experiences deficient LOS impacts between Bickford Ranch Road and King Road, and between Taylor Road and Granite Drive. The updated analysis shows a similar, but less severe, result in terms of daily segment traffic numbers. The subsequent project changes would have similar, but less severe, impacts on Sierra College Boulevard to those identified in the Bickford EIR. The traffic impacts associated with the Sierra College Boulevard would not significantly change the analysis conducted in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.4.5 Transit Impacts

Impact T-19: Potential unmet transit needs generated by the proposed project

The subsequent project changes reduce the number of residential units (including age restricted units), while slightly increasing the amount of commercial land over those numbers analyzed in the Bickford EIR. The transit demand assessment would not change from the analysis conducted in the Bickford EIR. The slight increase in commercial land would not affect the “park and ride” lot or the two bus stops. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

3.4.6 Bicycle Impacts

Impact T-20: Increased demand for recreational and transportation related bicycle trips

The subsequent project changes increase the amount of open space/recreation lands (including the length of trails) over those numbers analyzed in the Bickford EIR. This increases the recreational and transportation related opportunities for bicycle trips in the Bickford Ranch Plan Area. The impacts associated with increased bicycle trips would not change from the analysis conducted in the Bickford EIR. No subsequent project changes have occurred that would negatively affect this impact. The mitigation measure identified in the Bickford EIR is still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account information that has come to light since December 2001.

3.4.7 Golf Cart Circulation

Impact T-21: Safety concerns at two golf cart crossings on Bickford Ranch Road

The subsequent project changes would have no impact on the two golf cart crossings identified in the Bickford EIR. The golf cart crossing safety evaluation would not change the analysis conducted in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account the information that has come to light since December 2001.

3.4.8 General Plan Consistency

Impact T-22: Inconsistency with Placer County General Plan Policy 3.A.2 requiring that all streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards in the General Plan

The subsequent project changes would have no impact regarding the inconsistency with Placer County General Plan Policy 3.A.2 identified in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account external to the proposed project and the information that has come to light since December 2001.

Impact T-23: Based on the standards of significance for traffic impacts, a significant impact occurs in the 2010 General Plan Plus Project and Buildout of Project Vicinity Plus Project scenarios, due to LOS "E" conditions on the westbound minor street approach to the intersection of Sierra College Boulevard and the unnamed road north of Lower Ranch Road, south of SR 193

The subsequent project changes would have no impact regarding the westbound minor street approach to the Sierra College Boulevard/unnamed road north of Lower Ranch Road intersection identified in the Bickford EIR. The traffic impacts associated with this intersection would not change from the analysis

conducted in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.4.9 Additional Impacts Identified and Mitigated to a Less Than Significant Level

Since 1999, traffic volumes have generally increased on all study area roadways. Between SR-193 and Taylor Road, p.m. peak hour traffic volumes on Sierra College Boulevard have increased by about 240 to 330 vehicles (two-directional volume). Yet the intersections along this section of Sierra College continue to operate at LOS C or better conditions. With the proposed project, existing conditions at three locations not identified in the Bickford EIR would experience a deficient LOS. These locations are the Sierra College Boulevard intersections with Taylor Road and Granite Drive, and the segment of Sierra College Boulevard between King Road and Taylor Road. The mitigation measures identified in the Bickford EIR, especially Mitigation Measure T-G, would continue to mitigate any significant impacts under Existing Plus Project conditions to a less than significant level, including these locations.

Between Taylor Road and I-80, p.m. peak hour traffic volumes on Sierra College Boulevard have increased by about 110 to 160 vehicles (two-directional volume). The I-80 westbound and eastbound ramps at Sierra College Boulevard currently operate at LOS D and LOS E, respectively. With the proposed project, the LOS at these intersections would be slightly worse. The mitigation measures identified in the Bickford EIR along this segment of roadway would continue to mitigate any significant impacts under Existing Plus Project conditions to a less than significant level, including these locations.

3.5 AIR QUALITY

Impact A-1: Construction activities would create short-term criteria air pollutant emissions

The estimated maximum proposed project construction emissions shown on Table 8-4 of the Bickford EIR would be slightly reduced due to subsequent project changes that would reduce the number of residential units constructed and reduce the project footprint, especially in the Ridges. Such reductions in short-term criteria air pollutant emissions would be minor and would not change the conclusions regarding these construction-related impacts. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR, taking into account information that has come to light since December 2001.

After the Bickford EIR was certified, the Placer County Air Pollution Control District (the District) developed more rigorous control measures to reduce exhaust emissions from construction equipment that will now need to be followed. Two control measures not included in the Bickford EIR are:

- The Applicant shall include in contract language that earthmoving contractors shall not operate pre 1996 heavy-duty diesel equipment on forecast Spare The Air Days.
- The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board (CARB) fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

All permitted activities in Placer County that exceed the District's significance criteria for exhaust emissions would have to implement the two new control measures, as described above. Adherence of these two new control measures would further reduce the severity of the impacts identified in the Bickford EIR. The new information does not suggest that new significant impacts have been created, the severity of impacts increased, or that mitigations measures or alternatives deemed infeasible are now feasible as assessed and previously described in the Bickford EIR, taking into account changes in the project any external changes that have occurred since December 2001.

Impact A-2: Increase in localized CO concentrations along affected roadways

The modeled maximum one-hour CO concentrations shown on Table 8-5 and modeled maximum eight-hour CO concentrations shown on Table 8-6 of the Bickford EIR would not significantly change with implementation of the subsequent project changes. Any slight increase in CO concentrations would not result in an exceedance in a CO ambient air quality standard considering that the maximum predicted CO concentrations in the Bickford EIR were 9.3 parts per million (ppm) averaged over one-hour and 5.8 ppm averaged over eight-hours. These levels were well below the 20 ppm one-hour and 9.0 ppm eight-hour standards. In fact, the updated Travel Demand Model predicts a reduction in traffic numbers at certain locations. Of the intersections analyzed in Table 8-5 and Table 8-6, only the Sierra College Boulevard/English Colony Road intersection is expected to have a slightly worse volume to capacity (v/c) ratio with the new Travel Demand Model, though the LOS would still remain the same. Average daily traffic just south of the intersection would be about 15 percent more than predicted in the Bickford EIR. On the other hand, traffic just north of the intersection would actually decrease. Overall, the changes in traffic conditions at this intersection is not expected to increase predicted CO concentrations to significant levels, particularly considering the low CO concentrations predicted in the Bickford EIR compared to the standards. The other intersections analyzed in the Bickford EIR are expected to have a LOS D or better with appropriate mitigation measures. Typically, only intersections with LOS E or LOS F would require attention for local CO concentrations. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact A-3: Increase in regional criteria air pollutant emissions

The maximum daily operational emissions shown on Table 8-7 of the Bickford EIR would be slightly reduced due to subsequent project changes that would reduce the number of residential units and, by extrapolation, would reduce vehicle trips associated with the proposed project. Such reductions in regional criteria air pollutant emissions would be minor and would not change the conclusions regarding these impacts. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact A-4: Inconsistent with the goals of the Placer County Air Quality Attainment Plan

Due to the length of time between the analyses conducted for the Bickford EIR and the subsequent project changes, the Placer County Air Quality Attainment Plan (the Plan) was reviewed to ensure the attainment status for the criteria pollutants and control measures contained in the Plan have not changed. This review revealed that the Placer County Air Quality Attainment Plan has not been revised since the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created as a result of subsequent project changes.

Diesel Particulate Matter

After certification of the Bickford EIR, concerns regarding increased exposure to diesel particulate matter (DPM) intensified as a result of increased land development projects in western Placer County. In 1998, CARB had identified DPM as a “toxic air contaminant” that has the potential to cause cancer. CARB developed and then released in October 2000, the *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles (Risk Reduction Plan)*, which described the State’s comprehensive plan to substantially reduce DPM emissions. The three main components of the Plan include (EIP, 2004):

1. New regulatory standards for all new on-road, off-road, and stationary diesel-fueled engines to ultimately reduce diesel particulate emissions by 90 percent.
2. New retrofit requirements for existing on-road, off-road, and stationary diesel fueled engines where technically feasible and cost effective.
3. New Phase 2 diesel fuel regulations to reduce the sulfur content levels of diesel fuel to no more than 15 parts per million so that advanced diesel particulate emission controls could be implemented.

DPM emissions are primarily from on- and off-road mobile sources such as trucks and construction equipment. In fact, the *Risk Reduction Plan* estimated the following source contributions of DPM for the year 2000.

- On-Road Mobile Sources (e.g., diesel trucks) – 27 percent.
- Off-Road Mobile Sources (e.g., construction equipment) – 71 percent.
- Stationary Sources (e.g., Diesel engine electric generators) – 2 percent.

The magnitude of carcinogenic health impacts from toxic air contaminant emissions are typically quantified as a cancer risk. Cancer risk is defined as the number of potential excess cancer cases from a constant exposure to a carcinogen over a 70 year period. This cancer risk to sensitive receptors depends on a number of factors including wind direction, wind speed, concentration of DPM, length of exposure, and distance to source (EIP, 2004). The *Risk Reduction Plan* estimated a statewide outdoor cancer risk of 540 per million people for the year 2000 as a result of exposure to DPM. The 540 per million figure is estimated to represent 71 percent of the total cancer risk in California. However, with the control measures recommended in the *Risk Reduction Plan*, total statewide outdoor cancer risk is expected to drop by more than 80 percent by 2020.

Typically, an individual project is considered significant if it results in an additional cancer risk of 10 in one million above the background risk. Diesel powered equipment used during construction activities will result in emissions of DPM, and nearby receptors may be exposed to DPM from construction activities. However, since construction activities are short-term and cancer risk is based on a constant exposure to DPM over a 70-year period, short-term construction activities are not expected to result in significant impacts.

Once construction is completed, the proposed project will consist of mostly residential, open space, and recreational development. Less than one percent of the project is devoted to commercial development. These types development will not result in new large stationary sources of DPM. The proposed project will generate new vehicle or truck trips. However, only a small number of these new trips are expected to be from diesel vehicles, trucks, or buses. The excess cancer risk from these few mobile sources generated by the project is not expected to result in a new significant impact related to DPM.

The proposed project will expose new sensitive receptors to existing sources of DMP from traffic along SR-193 and Sierra College Boulevard. Currently, both are two-lane roadways and are not considered major truck routes. In addition, new standards for heavy-duty diesel trucks will require DPM emissions from 2007 and newer model year heavy-duty diesel trucks to be reduced by 90 percent compared to 2004 standards. Overall, if the state implements all on-road related control measures recommended in the *Risk Reduction Plan*, total DMP emissions from on-road sources are expect to drop by more than 80 percent by 2020 compared to 2000 emissions. Considering the level of controls already scheduled to be implemented by the state for diesel trucks and the expected number of diesel trucks traveling these roadways, excess cancer risk to new nearby residences are not expected to be significant.

The new information does not suggest that new significant impacts have been created, the severity of impacts increased, or that mitigations measures or alternatives deemed infeasible are now feasible as

assessed and previously described in the Bickford EIR, taking into account changes in the project and any external changes that have occurred since December 2001.

3.6 NOISE

Impact N-1: Construction equipment would generate short-term sound level increases at noise-sensitive locations

The typical construction equipment sound levels shown on Table 9-6 of the Bickford EIR would not change with implementation of the subsequent project changes, nor would the type and intensity of construction noise described in the Bickford EIR. The subsequent project changes could reduce the duration of such construction noise, since fewer units would be constructed over a smaller project footprint. This change would not substantively reduce the noise impacts identified in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

Impact N-2: Construction traffic would generate short-term sound level increases at noise sensitive locations

The analysis of construction traffic impacts on noise sensitive receptors conducted for the Bickford EIR would not substantially change as a result of the subsequent project changes, for the reasons identified in Impact N-1 above. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

Impact N-3: Project-generated increase in 24-hour average traffic noise levels at off-site locations

The subsequent project changes would not substantially increase traffic at the roadway segments identified in the Bickford EIR, and they would not therefore result in increases in traffic-generated noise levels by more than the 1 to 2 decibels identified in Table 9-7 of the Bickford EIR. (Please see Section 3.16 for a discussion of cumulative impacts related to additional development.) No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact N-4: Introduction of noise-sensitive receptors to a potentially noise-impacted area

The new or more dense Village residential units along Bickford Ranch Road could cause additional residences to fall within the 60 dBA L_{dn} contour than were identified in the Bickford EIR. Mitigation measures identified in the Bickford EIR, including especially Mitigation Measure N-I, which requires six-foot block or masonry walls along project roadways where residential areas would fall within the 60 dBA L_{dn} contour, would apply to such residences. Application of this mitigation measure and other mitigation measures identified in the Bickford EIR to the subsequent project changes would reduce noise impacts at

these residences to a less than significant level. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001. The remaining mitigation measures identified in the Bickford EIR are still applicable.

3.7 SOILS, GEOLOGY, AND SEISMICITY

Impact G-1: Topographic alteration resulting from earth grading

The subsequent project changes would slightly reduce the topographic alteration resulting from earth grading identified in the Bickford EIR. The reduction would be minor and would not change the conclusions regarding topographic alteration in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact G-2: Development constraints due to difficult excavation conditions

The subsequent project changes would not change the impacts identified in the Bickford EIR resulting from excavation within the Mehrten mudflow breccia, which occurs on Heritage Ridge. The project footprint in Heritage Ridge would remain substantially the same as in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact G-3: Mineral resources rendered inaccessible

The subsequent project changes would result in a reduction in the project footprint identified in the Bickford EIR, particularly on the ridges where tertiary volcanic rocks of the Mehrten Formation are known to conceal, or are most likely to conceal, older gold-bearing river channels. This reduction in the project footprint would further reduce the less than significant impacts associated with accessibility of mineral resources identified in the Bickford EIR. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact G-4: Potential for seismic activity

The subsequent project changes would have no effect on the potential for seismic activity associated with the proposed project as described in the Bickford EIR. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact G-5: Potential for increased erosion during and after construction

The subsequent project changes would slightly reduce the clearing, grading and excavation activities identified in the Bickford EIR that would remove vegetative cover from soils and expose soils to the effects of wind, rain, and surface flow. This reduction in the project footprint would slightly reduce the potential for increased erosion during and after construction. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact G-6: Differential settlement of soils under proposed structures

The subsequent project changes would slightly reduce the potential for differential settlement of soils under proposed structures, since the overall project footprint would be reduced from that identified in the Bickford EIR. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact G-7: Foundation instability

The subsequent project changes would slightly reduce the potential for foundation instability, since the overall project footprint would be reduced from that identified in the Bickford EIR. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact G-8: Slope instability

The subsequent project changes would slightly reduce the potential for slope instability, since the overall project footprint would be reduced from that identified in the Bickford EIR, particularly on the Ridges where steep slopes are more prevalent. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact G-9: Limited effectiveness of septic tank leach fields due to soil conditions

The subsequent project changes would not change the circumstances that might limit the effectiveness of septic tank leach fields due to soil conditions. The same number of leach fields (15) would be utilized with the subsequent project changes. However, the locations as identified in the Bickford EIR would vary due to the changes in the Master Lotting Plan. Four less leach fields will be required on Ridge 10, while one new leach field will be required on Ridge 20, two new leach fields will be required on Ridge 6E, and one new leach field will be required in Meadows 1A. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

3.8 HAZARDOUS WASTE/MATERIALS

Impact HW-1: Potential contact with stored hazardous waste/materials during construction

The subsequent project changes would slightly reduce the potential for contact with stored hazardous waste/materials during construction, since the overall project footprint would be reduced from that identified in the Bickford EIR. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact HW-2: Possible contact with contaminated soils during construction

The subsequent project changes would slightly reduce the potential for contact with contaminated soils during construction, since the overall project footprint would be reduced from that identified in the Bickford EIR. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact HW-3: Accidental release of hazardous substances during construction

The subsequent project changes would not affect the potential for accidental release of hazardous substances during construction identified in the Bickford EIR. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact HW-4 Potential groundwater contamination

The subsequent project changes would have no effect on the western N.A.P.O.T.S. and its potential for groundwater contamination extending into the project site, because the project configuration has not changed in this location. The mitigation measure identified in the Bickford EIR is still applicable, and has in fact been implemented and will continue to be implemented as required. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact HW-5: Possible contact with hazardous materials and conditions in mine tunnels

The subsequent project changes would have no effect on possible contact with hazardous materials and conditions in mine tunnels described in the Bickford EIR, because the project would still not encroach near the mine tunnels. Subsequent to certification of the Bickford EIR, the Applicant entered into the Department of Toxic Substances Control's (DTSC) Voluntary Cleanup Program. The Applicant prepared a Preliminary Endangerment Assessment (PEA) in accordance with DTSC protocols, which was approved by DTSC on July 8, 2004. This PEA confirmed that health risks to humans and wildlife associated with mine contamination was within acceptable parameters. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact HW-6: Accidental release of hazardous substances after construction

The subsequent project changes would result in a minor reduction in the potential for accidental releases of hazardous substances stored on site for household use and/or sold by the commercial businesses developed within the project area, because the density of residential units would be reduced by 60 units. The reduction would be minor and would not change the conclusions reached in the Bickford EIR.

Since certification of the Bickford EIR, the Applicant has finalized the Golf Course Chemical Application and Management Plan (CHAMP), which is a water quality risk assessment and monitoring management program for the golf course. The companion Integrated Golf Course Management Plan (IGCMP) provides detailed site-specific plans to manage the construction, care, and maintenance of the golf course. These plans detail water quality testing methods and specifically outline monitoring and reporting procedures. As a part of the CHAMP, two monitoring wells have already been installed. The remaining required water quality monitoring wells will be installed as soon as approval is received for the appropriate site preparation activities. In order to establish offsite baseline water quality, several project vicinity wells were sampled and analyzed in June 2003. The IGCMP will be implemented during construction of the proposed project. The mitigation measures identified in the Bickford EIR are still applicable, and are in fact being implemented. These changes are associated with early implementation of mitigation measures already required for the proposed project, and would not cause significant new impacts, nor increase the severity of impacts previously described in the Bickford EIR, taking into

account changes external to the proposed project and the information that has come to light since December 2001.

3.9 HYDROLOGY AND WATER QUALITY

3.9.1 Surface Water Hydrology

Impact H-1: Increase in runoff rate downstream of the site

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The reduction of residential units and increase in the amount of open space/recreation lands reduces the runoff rate downstream from the project site from that identified in the Bickford EIR due to the fact that less permeable surfaces will be constructed, leaving more open space/recreation lands to absorb water runoff. The slight increase in the amount of commercial land would have a negligible impact on water runoff; most of it is second-story construction. The proposed detention basins and lakes shown on Table 12-3 of the Bickford EIR would not significantly change as a result of the subsequent project changes, except that the northwestern-most lake identified in the Meadows Community was replaced with Natural Open Space (NOS), as the Final Drainage Report (Civil Solutions, 2003) determined only one lake was needed for storm water detention purposes in this area. The mitigation measures identified in the Bickford EIR are still applicable. These changes would not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact H-2: Increase in runoff volume leaving the site

The subsequent project changes reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land from those numbers identified in the Bickford EIR. The reduction of residential units and increase in the amount of open space/recreation lands would reduce the runoff rate downstream of the project site from that identified in the Bickford EIR due to the fact that less permeable surfaces will be constructed, and leaving more open space/recreation lands to absorb water runoff. The slight increase in the amount of commercial land would have a negligible impact on water runoff; most of it is second-story construction. The retention basins and lakes storage volume by phase shown on Table 12-4 of the Bickford EIR would not significantly change as a result of the subsequent project changes. The mitigation measure identified in the Bickford EIR is still applicable. These changes would not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.9.2 Water Quality

Impact H-3: Reduced storm water quality due to increased erosion and sedimentation during construction

The subsequent project changes would slightly reduce the impacts to storm water quality related to increased erosion and sedimentation identified in the Bickford EIR, because the changes would result in a reduced project footprint, particularly on the ridges where erosion and sedimentation potential during construction is potentially high. The runoff water quality estimate shown on Table 12-5 of the Bickford EIR would likely be slightly reduced or show no significant change with implementation of the subsequent project changes. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR would be created, taking into account information that has come to light since December 2001.

Impact H-4: Reduced storm water chemical quality due to construction activities

The subsequent project changes would slightly reduce the potential for reduced storm water chemical quality due to construction activities, since the overall project footprint would be reduced from that identified in the Bickford EIR, and the construction period could potentially be of shorter duration. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measure identified in the Bickford EIR is still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact H-5: Increased erosion and sedimentation after buildout

The subsequent project changes would slightly reduce the potential for increased erosion after buildout identified in the Bickford EIR, since the overall project footprint would be reduced from that identified in the Bickford EIR, particularly on the Ridges where steep slopes are more prevalent. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The potential for increased sedimentation after buildout would remain the same as identified in the Bickford EIR, as none of the project changes would affect runoff detention basin design requirements and the post development stormwater management program requirements identified in the Bickford EIR.

The Bickford EIR specified that the post development stormwater management program ensures that structural BMPs are developed, implemented, maintained and monitored for the purpose of managing stormwater runoff rates, runoff volume, and runoff quality. It further specifies that specific BMPs will be developed based upon the Placer County Storm Water Management Manual, requirements of the Placer County General Plan, and State Water Resources Control Board general guidelines for BMPs. Nine

typical BMPs are identified in the Bickford EIR, although the program is not limited to the listed BMPs and the program must be approved by County staff as a condition of approval.

As part of EPA's National Pollutant Discharge Elimination System (NPDES) storm water program, EPA recently established the Storm Water Phase II Rule for municipalities with populations of less than 100,000 to develop storm water management programs as a means to control polluted discharges. In April 2003, the State Water Resources Control Board adopted a General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems (MS4s) to provide NPDES permit coverage for smaller municipalities. Placer County is designated within this NPDES Phase II General Permit and has prepared a County-wide storm water management program in accordance with the requirements of the NPDES II permit. Under the Phase II Rule, stormwater management programs are to be developed for each proposed project that will reduce the discharge of pollutants to the "maximum extent practicable" (MEP), protect water quality, and satisfy the appropriate water quality requirements of the Clean Water Act. The stormwater management program consists of six elements that, when implemented in concert, are expected to result in significant reductions of pollutants discharged into receiving water bodies. These six elements are: 1) public education and outreach, 2) public participation and involvement, 3) illicit discharge detection and elimination, 4) construction site runoff control, 5) post-construction runoff control and 6) pollution prevention and good housekeeping. The project's stormwater management program would comply with the NPDES Phase II Rule.

The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

Impact H-6: Reduced storm water runoff quality after buildout (excluding sedimentation)

The subsequent project changes would slightly reduce the potential for reduced storm water runoff quality after buildout (excluding sedimentation), due to the reduction in the number of residential units and the reduced footprint of the project, both of which would reduce impervious surfaces and the potential for increased metals and petroleum-based compounds to affect storm water quality. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable.

The post development stormwater management plan that would help to control stormwater runoff quality is discussed in Impact H-5 above.

The Bickford EIR required the Applicant to finalize and implement the CHAMP. Please see Impact HW-6 for information regarding the CHAMP and initiation of its implementation. The Applicant has finalized a Lake Management Plan regarding the construction of project lakes/wetlands as detailed in Mitigation Measure H-H, but has yet to submit it to the County for approval. The remaining mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts,

nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact H-7: Reduced groundwater quality

The subsequent project changes would have no effect on the potential for reduced groundwater quality described in the Bickford EIR, because the project would still include a golf course, the man-made lakes and wetlands, on and off-site sanitary sewer pipes, and 15 lots on septic systems. However, the septic system locations identified in the Bickford EIR would vary due to the changes in the Master Lotting Plan. Four fewer leach fields will be required on Ridge 10, while one new leach field will be required on Ridge 20, two new leach fields will be required on Ridge 6E, and one new leach field will be required in Meadows 1A. Please see the discussion of the CHAMP and the Lake Management Plan in Impact H-6, above. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact H-8: Loss of groundwater recharge opportunity

The subsequent project changes would reduce the overall number of residential units, increase the amount of open space/recreation lands, and slightly increase the amount of commercial land over those numbers analyzed in the Bickford EIR. The reduction of residential units and increase in the amount of open space/recreation lands would reduce the runoff rate downstream from the project site from that identified in the Bickford EIR because less permeable surfaces will create less runoff and leave more open space/recreation lands to absorb runoff from the developed areas. The slight increase in the amount of commercial land would have a negligible impact on water runoff. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.10 BIOLOGY

Impact B-1: Loss of annual grassland

Subsequent project changes would result in a negligible change in the loss of annual grassland identified in the Bickford EIR. The areas of existing annual grasslands that would be lost due to development would remain substantially the same, with the losses occurring primarily on Heritage Ridge and in the Meadows area. The annual grasslands at the project site have undergone significant disturbance from years of intensive grazing and retain few native species, creating low-quality wildlife and foraging habitat for raptors. The mitigation measure identified in the Bickford EIR is still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the

Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-2: Loss of oak and other native trees

The Bickford EIR identified that an estimated 11,700 native trees protected by the Placer County Tree Preservation Ordinance would be removed as a result of project construction. As a result of subsequent project changes, approximately 1,040 fewer of these trees would be removed. This would reduce the impact identified in the Bickford EIR, although not to a less than significant level. The mitigation measures identified in the Bickford EIR are still applicable. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

As a part of the site preparation activities for the proposed project, approximately 133 protected oak trees have been removed along Lower Ranch Road, under a permit from the County (see Figure 2-4A, 2-4B, and 2-4C). Placer County has a standing letter of credit from the Applicant for the total value of all the trees scheduled to be removed as part of the proposed project. Should the Applicant fail to implement the Oak Forest Conservation and Revegetation Plan, the off-site tree mitigation plan or the tree protection plan, the letter of credit will be redeemed for the lost tree value for replanting elsewhere in Placer County. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

As part of the Wetland Mitigation and Monitoring Plan developed for the project, the Applicant has recently planted approximately 400 oak seedlings in the Meadows area (northwest corner) of the proposed site. The goal of this Plan is to ensure no net loss of function or value as a result of the proposed project. These seedlings will eventually establish woody riparian areas and contribute to the diversity of the wetlands in this area by providing nesting and foraging habitat (North Fork Associates, 2002). They are also a part of the Oak Forest Conservation and Revegetation Plan that is required for loss of oak trees and oak woodlands. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-3: Loss of oak woodland habitat

The Bickford EIR identified that up to 960 acres of oak woodland would be lost because of project construction. Subsequent project changes have reduced this acreage to approximately 833. This would reduce the impact identified in the Bickford EIR, although not to a less than significant level. The mitigation measures identified in the Bickford EIR are still applicable. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford

EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Other changes to oak woodlands and the associated replanting efforts are described under Impact B-2 above.

Impact B-4: Potential loss of riparian vegetation.

Impacts on riparian vegetation in the project site would include loss of protected trees as well as loss of riparian habitat for wildlife. As the number of impacted protected trees would decrease as a result of subsequent project changes (see Impact B-2 above), so too would impacts to riparian vegetation. The alternate offsite potable pipeline route under consideration would avoid riparian habitat, similar to the route analyzed in the Bickford EIR (see Figure 2-6). The potential encasement of additional portions of the Caperton Canal, not identified in the Bickford EIR, was evaluated for its potential impact on riparian vegetation. Riparian habitat was not found immediately adjacent to the canal, but was found to occur in the canyons below. Evidence of minimal water spillage from the Caperton Canal was found to contribute to the overall wetness of the area. No ponding occurs as a result of the canal, only leaky surface wetness. It was determined that the canyon riparian habitat would function in a similar manner in the absence of the canal water spillage. It is likely that the minimal water spillage lost through the encasement of the Caperton Canal would be offset by increased runoff in the same areas. The canyon riparian corridors should not be substantially affected by the proposed encasement (North Fork Associates, 2004).

As described above, the Applicant has initiated the Wetland Mitigation and Monitoring Plan that was developed for the project. The goal of this Plan is to provide structural diversity and increase the value of the habitat for wildlife that is affected by the proposed project. The Plan identifies methods for the restoration/enhancement of existing riparian areas located throughout the project site. Past cattle grazing activities on the project site has limited the growth of young woody vegetation, so the riparian wetlands are less developed than those near Clover Valley Creek (North Fork Associates, 2002).

The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-5: Loss of special-status plant habitat

Three special status plant species were identified in the Bickford EIR as having the potential to be affected by the proposed project: big-scale balsamroot, Sanford's arrowhead, and rose-mallow. Impacts to big-scale balsamroot include areas where oak woodland areas would be removed. As the impacts to oak woodlands would decrease as a result of subsequent project changes (see Impact B-3 above), so too would impacts to riparian vegetation. Potential impacts to Sanford's arrowhead and rose-mallow associated with the offsite potable pipeline route were analyzed in the Bickford EIR; and it was

determined that no direct impacts to these species would occur. The alternate offsite potable pipeline route under consideration as part of the subsequent project changes was evaluated for potential impacts to special status plant species (see Figure 2-6). Of the special-status plant species known to occur near the alternative offsite pipeline alignment, only two have any possibility of occurring on the new portion of the alignment (APN 032-100-003): big-scale balsamroot and Brandegee's clarkia. Neither species has state or federal status, but both are on the California Native Plant Society List 1B. Big-scale balsamroot is a perennial that is identifiable during much of the year because of its distinctive leaves and it was not observed in the proposed pipeline system corridor during recent surveys on the property (North Fork Associates, 2003). Brandegee's clarkia in Placer County is known from only one historic record near Auburn. It typically occurs in woodlands and is known to grow on roadcuts. Its occurrence within the pipeline system corridor is highly unlikely but cannot be totally discounted (North Fork Associates, 2004). The Caperton Canal was recently surveyed and no special-status plant species were found in close proximity to the Canal. In general, the vegetation immediately adjacent to the Caperton Canal on a least one side is managed, presumably through the spraying of herbicides. Mechanical clearing occurs as needed, but was found not to be consistent. The Himalayan blackberry was found along several reaches of the canal. The blackberry is associated with non-wetland conditions on the downslope of the Caperton Canal and typically occurs within the adjacent Blue oak woodland community (North Fork Associates, 2004). The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-6: Loss of vernal pool fairy shrimp habitat

The subsequent project changes would not change the impacts to vernal pool habitat (0.23 acre) considered to be suitable vernal pool fairy shrimp habitat as described in the Bickford EIR. The vernal pools were impacted under a grading permit in September 2002, and were compensated for in accordance with Mitigation Measure B-H, by purchase of 0.46 acre of preservation credits and 0.23 acre of creation credits at the Wildlands banks in Orchard Creek and Sheridan, respectively. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-7: Loss of valley elderberry longhorn beetle habitat

The project site was initially evaluated in late 1998 and early 1999 for the presence of both elderberry shrubs and evidence of valley elderberry longhorn beetle (VELB) habitat in the Bickford EIR. At that time, 8 elderberry shrubs with a total of 30 stems greater than one inch at ground level were estimated to be removed; no evidence of VELB exit holes was observed in these shrubs. However, to keep up with the most recent U.S. Fish and Wildlife Service Guidelines of July 1999, the project site was re-surveyed to more specifically identify elderberry plant locations in proximity to grading activities. The results of the re-survey found 57 elderberry shrubs with 183 stems at least one inch in diameter, of which five

elderberry shrubs showed possible signs of VELB habitat. Nineteen plants were growing in areas where grading work may encroach on the required 100-foot buffer. An Elderberry Survey and Mitigation Plan was subsequently prepared (North Fork Associates, 2001). This document identified transplantation processes and specified the location, maintenance practices, and monitoring plans for the elderberry bushes that would be impacted by the proposed project. The Plan identifies the establishment of a 1.0 acre Elderberry Conservation Area near the Clover Valley Creek within dedicated open space. On February 15, 2002 five mature elderberry shrubs were transplanted and irrigation established, with approval of the U.S. Fish and Wildlife Service (North Fork Associates, 2002). The mitigation measures identified in the Bickford EIR are still applicable, and are in fact being implemented. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-8: Loss of fish habitat as a result of degradation in water quality during construction

The subsequent project changes would not affect the potential identified in the Bickford EIR for indirect impacts to fish habitat in Clover Valley Creek, which sustains resident fish species and may also be used as juvenile rearing habitat by Central Valley fall-run chinook salmon and steelhead. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001. The mitigation measures identified in the Bickford EIR are still applicable.

Impact B-9: Loss of California red-legged frog habitat

The survey completed in 1999 as part of the Bickford EIR found no red-legged frogs on site. The subsequent project changes would therefore not affect the analysis in the Bickford EIR relating to loss of California red-legged frog habitat. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

Impact B-10: Loss of foothill yellow-legged frog habitat

The subsequent project changes would not affect the potential identified in the Bickford EIR for loss of foothill yellow-legged frog habitat, which occurs in Clover Valley Creek. No additional encroachment into the Clover Valley Creek buffer zone is contemplated. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford are created, taking into account information that has come to light since December 2001.

Impact B-11: Loss of raptor nests

Loss of raptor nests in the project site would be related to loss of oak trees, oak woodlands, and riparian trees, and to construction occurring within 500 feet of active nests. As described in Impacts B-2, B-3 and B-4 above, impacts to these habitats would be reduced as a result of subsequent project changes, and construction would be limited to a smaller footprint. This has the potential to reduce impacts to raptor nests. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-12: Possible disturbance and harm to roosting special-status bats

The subsequent project changes would not affect the potential identified in the Bickford EIR for possible disturbance and harm to roosting special-status bats in the five mine tunnels that occur in the study area. The mine tunnels would continue to be included in the project's natural open space. Although detailed mine surveys were not conducted as part of the Bickford EIR, the EIR presumed the presence of one or more special-status bat species in the mines, and provided mitigation measures accordingly. Since certification of the Bickford EIR, the Applicant has prepared a Bat Management Plan (ECORP, 2003) at the request of Placer County, and a Supplement wherein a bats and mines expert conducted an assessment of the open mines at the site (ECORP and Holistic Wildlife Services, 2003). The assessment confirmed the presence of six Townsend's big-eared bats (*Corynorhinus townsendii*) roosting in the Patterson Mine. The Bat Management Plan includes guidelines for habitat removal to minimize effects on bat residents, a five year bat diversity monitoring program, and guidelines for future bat habitat replacement efforts. The goal of the Plan is to ensure that the removal of potential bat habitat from the proposed project is done in a way that minimizes negative effects and provides a monitoring mechanism of the effects of the proposed project. The Bat Management Plan Supplement provides additional information regarding the mine surveys, more detailed recommendations regarding management of the on-site mines, a revised monitoring program, and an education section. The mitigation measures identified in the Bickford EIR are still applicable. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-13: Loss and degradation of waters of the United States, including wetlands

The subsequent project changes would reduce the amount of wetland loss and degradation identified in the Bickford EIR, as shown in Table 3-2.

Table 3-2
Comparison of Impacts to Jurisdictional Waters Bickford Ranch Specific Plan

Wetlands	Existing in 2001 (onsite/offsite)	Impacts Identified in Bickford EIR (acres)	Impacts After Subsequent Project Changes (acres)
Wetland Swale	7.71/0	0.49	0.46
Seasonal Wetland	3.11/0.2	1.48	1.48
Vernal Pool	0.23/0	0.23	0.23
Riparian Wetland	4.43/0.3	0.42	0.28
Other Waters			
Intermittent Drainage	1.60/0.02	0.21	0.21
Total Impacts		2.88	2.66

Source: Bickford Ranch Specific Plan, August 17, 1999; Bickford Ranch Specific Plan, December 18, 2001; Bickford Ranch Specific Plan, September 1, 2004.

As previously mentioned in Section 2.0, an alternative potable pipeline is under consideration (see Figure 2-6). Seasonal wetlands were found to occur in two areas within the vicinity of the alternative potable water pipeline alignment that follows Butler Road to the Clark property (APN 032-100-003). These two areas are non-jurisdictional roadside ditches along Butler Road and seasonal wetlands in the central portion of the Clark property, approximately 100 feet from the alternate pipeline alignment. No wetland swales, vernal pools, or stock ponds were identified on or immediately adjacent to Butler Road or the Clark property. However, one small wetland seep was found near the eastern boundary of the Clark property. This seep area is near the alternative alignment, but would be intentionally avoided based on the survey results provided by North Fork Associates (North Fork Associates, 2003). The alternative alignment would be designed to avoid any potential wetlands or waters of the U.S. on the Clark property. Also mentioned in Section 2.0 is the potential additional encasement of the Caperton Canal beyond that which was analyzed in the Bickford EIR. Six wetland seeps were identified but were not considered associated with any managed structure. All six wetland seeps are located below the toe of the Caperton Canal, on the downhill side. They vary in wetness and are dominated by dallisgrass, a non-native weedy facultative grass species, and Bermuda grass. The wetland seeps are gravity driven. Where possible, the wetland seeps would be avoided (North Fork Associates, 2004). The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-14: Loss of common wildlife species

Loss of common wildlife species in the project site would be related to loss of annual grasslands, oak trees, oak woodlands, and riparian trees. As described in Impact B-1, loss of annual grasslands would remain unchanged as a result of subsequent project changes. As described in Impacts B-2, B-3 and B-4

above, impacts to oak trees, oak woodlands, and riparian trees would be reduced as a result of subsequent project changes, and construction would be limited to a smaller footprint. This has the potential to reduce impacts to common wildlife species. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-15: Additional loss of oak trees during project operation phase

The subsequent project changes would reduce the number of residential units by 60. This could have the effect of reducing the number of oak trees potentially affected, although this is not certain. The reduction would be minor and would not change the conclusions reached in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-16: Loss of blackberry riparian habitat during fire management activities

The subsequent project changes would have no effect on the loss of blackberry riparian habitat during fire management activities because Bickford EIR Mitigation Measure B-R requires that removal of blackberry riparian vegetation be avoided. The mitigation measure identified in the Bickford EIR is still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

Impact B-17: Degradation of fish habitat as a result of degradation in water quality

The subsequent project changes would not affect the potential identified in the Bickford EIR for degradation of fish habitat in Clover Valley Creek, which sustains resident fish species and may also be used as juvenile rearing habitat by Central Valley fall-run Chinook salmon and steelhead. Since certification of the Bickford EIR, the Applicant has finalized the Golf Course Chemical Application and Management Plan (CHAMP). Please see Impact HW-6 for information regarding the CHAMP and its initial implementation. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact B-18: Degradation of aquatic habitats for California red-legged frog, foothill yellow-legged frog, and northwestern pond turtle

The subsequent project changes would not affect the potential identified in the Bickford EIR for degradation of aquatic habitats for California red-legged frog, foothill yellow-legged frog, and northwestern pond turtle. Homesites would still be located near wetland preservation easements. As described in Impact B-16 above, Bickford EIR Mitigation Measure B-R requires that removal of

blackberry riparian vegetation be avoided, which would reduce impacts to these species by preserving an important component of cover and forage for them, and could reduce sedimentation in creeks and drainage areas after a grassland or woodland fire. The potential for degradation of Clover Valley Creek associated with the golf course is addressed in Impact B-17 above. The mitigation measures identified in the Bickford EIR are still applicable. No new significant impacts or increased severity of impacts over those previously described in the Bickford EIR are created, taking into account information that has come to light since December 2001.

Impact B-19: Degradation of wetlands and other waters of the United States during project operation phase

The subsequent project changes could reduce degradation of wetlands and other waters of the United States identified in the Bickford EIR because the project footprint has been reduced, resulting in decreased impermeable surface and consequent decrease in runoff on the project site. Other project changes would have no effect on the impacts identified in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.11 CULTURAL RESOURCES

Impact C-1: Damage to important cultural resources during construction

The Bickford EIR Master Lotting Plan was compared to the revised Master Lotting Plan representing the subsequent project changes (September 1, 2004) to determine if impacts to known cultural resources identified in the Bickford EIR have changed. It was determined by a qualified archaeologist that a reduction in impacts to known archaeological resources would occur with the revised Master Lotting Plan. Specifically, Sites BR-04, BR-05, BR-06, and BR-13 are no longer within areas slated for development. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact C-2: Damage to potentially important cultural resources during construction

As described above, it was determined by a qualified archaeologist that a reduction in impacts to known archaeological resources would occur with the revised Master Lotting Plan. Specifically, Sites BR-04, BR-05, BR-06, and BR-13 are no longer within areas slated for development.

As a part of the Memorandum of Understanding (MOU) dated October 2001 between the U.S. Army Corps of Engineers and the California State Historic Preservation office regarding Permit #199400607 under Section 404 of the Clean Water Act for the proposed project, data recovery at the Clark Tunnel Work Camp Site (DCN-23) is required. In July 2003, preliminary fieldwork was completed that included

site reconstruction, excavation, and artifact recovery activities. Completion of the final report for this cultural resource site is expected in July 2004. The final report will document day to day life at the railroad camp (Windmiller, 2003). Additionally, as part of the conditions of approval for the proposed project, test excavations at six isolated bedrock milling stations (BR-02, BR-12, DCN-07, DCN-13, DCN-26, DCN-27) were conducted. Five of the six sites were studied, while the sixth site (DCN-07) could not be located from previous studies. The purpose of the studies (i.e., test excavations) was to identify any associated subsurface cultural deposits. As a result of these studies, BR-02, BR-12, DCN-07, DCN-13, and DCN-26 do not appear eligible for the California Register or the National Register, nor do they qualify as “unique archaeological resources” under CEQA. However, DCN-27, which is located along Clover Valley Creek, does appear to be locally significant for the California Register and the National Register. Treatment for DCN-27 recommended placement of orange perimeter fencing 100 feet from the site prior to ground disturbing activities (Windmiller, 2003). The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact C-3: Damage to cultural resources including archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone if inadvertently exposed during construction

The subsequent project changes have, in general, reduced the project footprint identified in the Bickford EIR, which would reduce the potential for exposure of previously unidentified cultural resources during grading or excavation activities. Subsequent project changes have resulted in an alteration of the project footprint in the southern N.A.P.O.T.S area. No potentially significant cultural resources were identified in this area in the Bickford EIR. However, this footprint change will require a careful evaluation during construction activities to avoid harming unknown cultural resources. The mitigation measures identified in the Bickford EIR are still applicable. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact C-4: Damage to paleontological resources inadvertently exposed during construction

The subsequent project changes have, in general, reduced the project footprint identified in the Bickford EIR, which would reduce the potential for exposure of previously unidentified paleontological resources during grading or excavation activities. The mitigation measures identified in the Bickford EIR are still applicable. This change does not cause significant new impacts, nor does it increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.12 VISUAL RESOURCES

Impact V-1: Alteration of viewsheds within the study area from rural residences, residences in adjacent subdivision, and travel routes

The subsequent project changes have generally resulted in a diminution of visual impacts identified in the Bickford EIR, as a result of a reduced project footprint most prominently along most ridgelines and steep slopes. In the Bickford EIR, standard techniques and processes were employed in the visual analysis. Specifically, the evaluation of potential alterations of viewsheds was based on computer-generated viewshed and photo-realistic simulations. Placer County staff identified simulations and viewsheds locations based on areas they considered representative of sensitive views. The Bickford EIR identified significant and unavoidable impacts to offsite viewers of viewshed zones 1 (Meadows) and 6 (west Ridges). Based on the proposed changes in the revised Master Lotting Plan, views of the Meadows would remain relatively unchanged from what was studied in the Bickford EIR. Impacts to views of the west Ridges area would be somewhat lessened because the R6-A area has been substantially reduced in size and away from viewers traveling along Sierra College Boulevard, with more of this area remaining in natural open space than was identified in the Bickford EIR. Views to other sensitive viewshed zones were identified in the Bickford EIR as being mitigable to a less than significant level through application of a suite of mitigation measures, all of which are still applicable.

The most dramatic reductions in the project footprint are in Zones 2 and 3 (the northern Ridges); this area is the least visible from outside the project area so the reductions would have only moderate to minimal effect of viewshed impacts. In Zone 4 (the southeast Ridges), additional natural open space would replace the southeasternmost lots on the project site south of Tower Park; this area has some middleground visibility from the Penryn area, which would be improved as a result of these subsequent project changes. Views to Zone 5 (Heritage Ridge) are limited and there are few subsequent project changes that would be seen of this area. The mitigation measures identified in the Bickford EIR are still applicable. These project changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact V-2: Reduction in visual quality within the study area, resulting in strong project/setting contrast

The change in visual quality and rural character within the project site identified in the Bickford EIR would continue to be a significant unavoidable impact, even considering subsequent project changes, although this impact would be reduced as a result of the reduced project footprint. Reduced development on the ridges would be especially helpful in retaining some of the rural quality of the project site. Subsequent project changes would increase natural open space from approximately 25 percent of the site (exclusive of parks and the golf course) to approximately 35 percent. None of the footprint reductions would, however, reduce this impact to a less than significant level. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they

increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact V-3: Increase in night lighting in the project vicinity

The subsequent project changes would slightly reduce the artificial lighting in residential areas and slightly increase it in commercial areas. Overall, these changes would not be substantial. This impact would remain potentially significant, even with implementation of the mitigation measures identified in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact V-4: Increase in glare in the project vicinity

For the same reasons as described in Impact V-3 above, the subsequent project changes would have a negligible impact on the glare analysis conducted for the Bickford EIR. This impact would remain potentially significant, even with implementation of the mitigation measures identified in the Bickford EIR. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

Impact V-5: Inconsistency with Placer County General Plan policies 1.K.1, 1.K.6.d, and 1.O.3 requiring that new development be designed to be compatible with the scale and character of the area, avoid locating structures along ridgelines and steep slopes, and minimize visibility

The subsequent project changes would result in a diminution of the project footprint identified in the Bickford EIR, most prominently reducing development along most ridgelines and steep slopes. The areas where new units would be located, primarily along either side of Bickford Ranch Road in Ridge 7B, Ridge 8B and Ridge 9B, are not located along ridgelines or steep slopes and visibility would be limited to these areas. Other increases in lots, to partially compensate for the overall reduction in the project footprint, occur in Ridge 9A and within Heritage Ridge, but footprints in these areas remain the same as identified in the Bickford EIR, or are reduced. The number of lots with slopes greater than 30 percent shown on Table 15-2 of the Bickford EIR would be reduced from 62 to approximately 42. The mitigation measures identified in the Bickford EIR are still applicable. These changes do not cause significant new impacts, nor do they increase the severity of impacts previously described in the Bickford EIR, taking into account changes external to the proposed project and the information that has come to light since December 2001.

3.13 SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The Bickford EIR identified 13 project specific and six cumulative impacts of the project that would be significant and unavoidable adverse impacts. These impacts are primarily short-term and/or construction related. The Bickford EIR identifies that with mitigation and over time the effects of many of these impacts would be reduced. They are repeated here for completeness:

- Conversion of land use from agricultural and open space to residential, recreational, and commercial use
- Increased demand for public schools (potentially significant in the short term)
- Under 2010 General Plan conditions, I-80 west of Sierra College Boulevard and between Penryn and SR 49 would operate at LOS “F” conditions with or without the proposed project, based on a daily roadway segment level of service analysis (potentially significant)
- Potential unmet transit needs generated by the proposed project (potentially significant)
- Increase in regional criteria air pollutant emissions (short term)
- Inconsistent with the goals of the Placer County Air Quality attainment Plan
- Sound level increases at noise-sensitive locations during construction (short-term)
- Loss of oak and other native trees
- Loss of oak woodland habitat
- Alteration of viewsheds for views to the northwest
- Reduction in visual quality within the study area
- Increase in night lighting in the project vicinity (potentially significant)
- Increase in glare in the project vicinity (potentially significant)
- Cumulative impacts related to the following:
 - loss of open space
 - increased traffic congestion
 - increased traffic noise
 - increased ozone precursors and particulate emissions
 - biological resources
 - visual resources

The subsequent project changes would not result in new significant environmental effects which cannot be avoided or mitigated to a less than significant level, nor would they result in a substantial increase in the severity of these previously identified significant effects, after implementation of mitigation measures identified in the Bickford EIR and this Addendum.

3.14 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

The Bickford EIR identified that the proposed project would result in the short-term commitment of non-renewable and/or slowly renewable resources required to construct the project and for vehicular travel associated with both residential and non-residential development. There would also be an increased commitment to provide social and public maintenance services. There would likely be an irreversible change in the site condition which is not likely to revert to its original condition, particularly affecting site soils and geology, biological resources, and lands available for agricultural uses. The subsequent project changes would not substantially alter these conditions. They would not result in new significant environmental irreversible environmental changes, which cannot be avoided, nor would they result in a substantial increase in the severity of these previously identified significant irreversible environmental changes.

3.15 GROWTH INDUCING IMPACTS

The potential for the project to contribute to growth inducing impacts was evaluated in the Bickford EIR. The Bickford EIR identified two primary constraints to growth in the study area: (1) existing land uses and General Plan land use designations, and (2) the capacity of proposed infrastructure improvements, primarily related to water and sewer line extensions to the project. Based on an evaluation of these constraints, it determined that the project would not be growth inducing in areas not currently planned for development. The subsequent project changes have not changed the circumstances that led to this conclusion. The surrounding land uses remain largely large lot rural residences without connections to potable water supplies or community sewer systems. The project's roadway systems and connections to potable water and sewer systems remain as described in the Bickford EIR. Many of the municipal infrastructure components described in the EIR as planned with or without the proposed project have been or are under construction. These events would not change the conclusions that the project would not contribute to growth inducement in the project area.

3.16 CUMULATIVE IMPACTS

The cumulative impact analysis in the Bickford EIR considered 2010 development as identified in the Placer County General Plan Update, plus the development of the proposed project, the Twelve Bridges Specific Plan project and the Clover Valley Lakes project.

Subsequently, development has continued apace in the municipalities and three additional major projects have been approved. They are described below and are considered in the evaluation of potential changes in cumulative impacts identified in the Bickford EIR, below.

Thunder Valley Casino, Placer County: This project, which is operational, includes an approximately 200,000 square-foot gaming and entertainment facility on Athens Avenue west of the Union Pacific Railroad line. On-site parking with 3,500 parking spaces is provided. The site includes a 5,400 square-foot fire station, storm water drainage facilities including an onsite detention basin, and an on-site wastewater treatment plant. Area road improvements are in the planning stage or have been constructed

Northwest Rocklin Annexation Area (Sunset Ranchos), City of Rocklin: This project would include 1,100 residential units, 63 acres of retail/commercial uses, 23 acres of business professional uses, 164 acres of commercial/business professional uses, and 188 acres of light industrial on 460 acres along SR-65.

West Roseville Specific Plan and Sphere of Influence Amendment: This project has two components: (1) amendment of the City of Roseville's corporate boundaries to bring a 5,527-acre area into the City's sphere of influence (SOI), and (2) the West Roseville Specific Plan (WRSP), which covers a 3,162-acre portion of the SOI area. The WRSP has been approved for development of 8,430 residential units on 1,754 acres, 685 acres set aside in open space, 270 acres for dedication to parks, 148 acres of public/quasi-public uses, 49 acres of community commercial, 20 acres of business professional uses, 109 acres of light industrial and general industrial uses, and 128 acres of roadway right-of-way (EIP, 2004). The Local Agency Formation Commission (LAFCO) must still approve the annexation and SOI amendment.

In addition to the projects identified above, several major project approval processes and one General Plan update are in progress, as identified below. These projects and the General Plan update are still in the early formative stages, and specifics regarding them are not available. Given their current status (applications for Placer Ranch and De La Salle have not yet been deemed complete), it would be too speculative at this time to consider their effects on cumulative impacts associated with the Bickford Ranch Specific Plan.

Placer Ranch Specific Plan: This proposed mixed-use development would occupy 2,216 acres primarily within the existing Sunset Industrial Area. The project would include residential, commercial, office/professional uses, industrial uses, and a California State University branch campus with a projected enrollment of 15,000 students. The plan would include schools, parks, a detention basin, roadway rights-of-way, and open space.

De La Salle University and Community: This proposed mixed-use development would occupy approximately 1,100 acres to the west of the WRSP. The project would include residential and commercial uses and a private college campus with a projected enrollment of 6,000 students. The plan would include parks, schools, and open space or parkways.

City of Lincoln General Plan Update: This General Plan Update would expand the city boundaries and identify new areas for development within the city.

Placer Parkway: This new roadway is a proposed 15-mile-long, east-west transportation corridor that would connect western Placer County with the planned Sutter County industrial development and the Sacramento airport to the west – linking State Route 65 south of Twelve Bridges Drive with SR-70/99 in southern Sutter County. This transportation facility would ultimately be a six-lane controlled access highway, with limited access within a 1,000-foot-wide corridor in the central segment (from the Sutter/Placer county line to Fiddymont Road). Project alternatives are in the process of being developed, for study in a Tier 1 EIS/EIR. Construction would not likely commence until approximately 2015. This project differs from Placer Ranch and the De La Salle projects in that it is included in the Placer County General Plan, whereas the other projects would require General Plan amendments.

Land Use

By reducing the project footprint, subsequent project changes would slightly reduce cumulative impacts on land use. The three additional major projects continue the trend toward conversion of open space in Placer County, which was considered a cumulatively significant impact in the Bickford EIR. Placer County is in the process of identifying an open space conservation strategy that would target certain areas for permanent protection in open space, and would require mitigation for projects that take open space. This mitigation would likely take the form of preservation of other open space or contribution to purchase of additional open space for preservation purposes. Implementation of this strategy would help to mitigate for other large projects that may be proposed, such as those identified above. While the three additional projects would add to the cumulative conversion of open space, the subsequent project changes would provide a lesser contribution to cumulative land use impacts than identified in the Bickford EIR, would not cause significant new cumulative impacts, nor would they increase the severity of the cumulative impact (loss of open space) previously described in the Bickford EIR.

Population, Employment, and Housing

The project analyzed in the Bickford EIR was not considered to have a cumulative impact on population, employment and housing. The proposed project and the three additional major projects considered in the cumulative impact analysis would provide needed employment and housing, including affordable housing, within the project vicinity. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Public Services and Utilities

The project analyzed in the Bickford EIR was not considered to have a cumulative impact on public services and utilities. Subsequent project changes would slightly reduce project impacts. All new projects must demonstrate that they can provide adequate public services to meet their project demands prior to approval. Additionally, County General Plan policy states that the County shall ensure that adequate public facilities and services are available to serve new developments. Other developments

would be governed by Placer County General Plan policies and ordinances, or similar policies and ordinances in nearby municipalities, which would control the provision of public facilities and services. For all of these reasons, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Transportation and Circulation

Traffic congestion was considered a cumulatively significant impact in the Bickford EIR. The increasing development trends in the region, including the three additional major projects, were analyzed to determine if increased travel and changing travel patterns would increase the severity of this cumulative impact. While traffic volumes would increase, mitigation measures identified in the Bickford EIR and this Addendum would reduce the proposed project's impacts on transportation and circulation, thus minimizing the project's contribution to this impact. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Air Quality

The proposed project's contribution to ozone precursor and particulate emissions associated with cumulative development was considered a cumulatively significant impact in the Bickford EIR.

Any slight increase in CO concentrations would not result in an exceedance in a CO ambient air quality standard considering that the maximum predicted CO concentrations in the Bickford EIR were 9.3 ppm averaged over one-hour and 5.8 ppm averaged over eight hours. These levels were well below the 20 ppm one-hour and 9.0 ppm eight-hour standards. Subsequent project changes would slightly reduce project impacts. Due to the length of time between the analyses conducted for the Bickford EIR and the subsequent project changes, the Placer County Air Quality Attainment Plan (the Plan) was reviewed to ensure the attainment status for the criteria pollutants and control measures contained in the Plan have not changed. This review revealed that the Placer County Air Quality Attainment Plan has not been revised since the Bickford EIR. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Noise

Future traffic noise was considered a cumulatively significant impact in the Bickford EIR. Subsequent project changes would slightly reduce project impacts. The increasing development trends in the region, including the three additional major projects, were analyzed to determine if increased travel and changing travel patterns would increase the severity of this cumulative impact. While traffic volumes would increase, mitigation measures identified in the Bickford EIR would reduce the proposed project's impacts on noise, thus minimizing the project's contribution to this impact. Therefore, the subsequent project

changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Soils, Geology, and Seismicity

The project analyzed in the Bickford EIR was not considered to have a cumulative impact on soils, geology and seismicity. Subsequent project changes would slightly reduce project impacts. Other development would be governed by Placer County General Plan policies and ordinances, or similar policies and ordinances in nearby municipalities, which would control impacts related to soils, geology and seismicity. Most such impacts are related to construction, and are mitigable and temporary. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Hazardous Waste/Materials

The project analyzed in the Bickford EIR was not considered to have a cumulative impact on hazardous waste/materials. Subsequent project changes would slightly reduce project impacts. Other development would be governed by Placer County General Plan policies and ordinances, or similar policies and ordinances in nearby municipalities, which would control impacts related to hazardous waste/materials. This area is also highly regulated at the State level. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Hydrology and Water Quality

The project analyzed in the Bickford EIR was not considered to have a cumulative impact on hydrology and water quality. Subsequent project changes would slightly reduce project impacts. Other development would be governed by Placer County General Plan policies and ordinances, National Pollutant Discharge Elimination System (NPDES) Phase II General Permit requirements, the Placer County Flood Control and Water Conservation District, or similar policies and ordinances in nearby municipalities, which would control impacts related to hydrology and water quality. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Biology

A decrease in open space, grassland, oak woodland and wetlands, combined with an increase in developed areas, was considered a cumulatively significant impact in the Bickford EIR. The County is developing the Placer Legacy NCCP/HCP. This process intends to include a requirement to compensate for all losses of open space, including annual grasslands, in Western Placer County. This would tend to counteract some of the losses caused by additional development. Subsequent project changes would reduce project impacts. Development not included in General Plans when the Bickford EIR was completed, but which is now proposed or has been approved, would result in the loss of additional

biological resources. These projects and the Bickford Ranch project are required to mitigate impacts related to biological resources. The primary unavoidable significant biological impact associated with Bickford Ranch is the significant loss of oak trees and oak woodland habitat. The subsequent project changes result in over 1,000 fewer oak trees being lost than analyzed in the Bickford EIR. Neither the Thunder Valley Casino or the West Roseville Specific Plan resulted in significant oak tree losses, and the North Rocklin Annexation Area project's oak tree losses were less than 1,000. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts, nor would they increase the severity of cumulative impacts previously described in the Bickford EIR.

Cultural Resources

The project analyzed in the Bickford EIR was not considered to have a cumulative impact on cultural resources. Subsequent project changes would slightly reduce project impacts. Other development would be governed by Placer County General Plan policies and ordinances, or similar policies and ordinances in nearby municipalities, which would control impacts related to hazardous waste/materials. This area is also highly regulated at the State and Federal levels which would apply to the three additional major projects through the U.S. Army Corps of Engineers permit process. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

Visual Resources

Decreases views and scenic quality of the project area was considered a cumulatively significant impact in the Bickford EIR. Subsequent project changes would slightly reduce project impacts. The three additional major projects would not affect views and the scenic quality of the project area as they are located some distance from the project site, and their viewsheds and vistas are not observable from the areas surrounding the proposed project. Therefore, the subsequent project changes including the three additional major projects identified above would not cause significant new cumulative impacts not identified in the Bickford EIR.

3.17 ALTERNATIVES

The subsequent project changes would not render feasible any of the alternatives deemed infeasible for implementation described in the Bickford EIR. A reasonable range of alternatives was considered in the Bickford EIR, and no information has come to light that would change that fact. Evaluation of additional alternatives is therefore not warranted.

4.0 CONCLUSIONS

An Addendum to the Bickford EIR is the appropriate form of environmental documentation for the September 1, 2004 Bickford Ranch Specific Plan and related documentation. A Subsequent EIR pursuant to CEQA Guidelines, Section 15162 is not being prepared because:

- (a) project changes identified in this Addendum would not result in new significant environmental impacts or an increase in the severity of environmental impacts described in the Bickford EIR, with implementation of mitigation identified in the Bickford EIR and this Addendum. This determination is based on the information contained in Section 3.0 above, which considers changes to the project and in the background circumstances and information that has come to light since certification of the Bickford EIR in December 2001, described in Section 2.0 of this Addendum;
- (b) circumstances under which the project would be undertaken have not resulted in substantial changes that would require major revisions of the Bickford EIR. This determination is based on the information contained in Section 3.0 above, which considers changes to the project and in the background circumstances and information that has come to light since certification of the Bickford EIR in December 2001, described in Section 2.0 of this Addendum. The analysis in Section 3.0 identifies that many of the assumptions underlying the conclusions reached with respect to significance of impacts identified in the Bickford EIR have been confirmed by the passage of time. The construction of the American River Pump Station, the Lincoln Wastewater Treatment Plant Expansion, the formation of a JPA to collect traffic mitigation fees, have all commenced; and,
- (c) no new information of substantial importance suggests that new significant environmental impacts would be created, that the severity of the environmental impacts previously identified would increase, or that mitigation measures or alternatives deemed infeasible for implementation described in the Bickford EIR certified in December 2001 would now be feasible.

5.0 CONTACT INFORMATION

Please contact Fred Yeager, Planning Director, with any questions regarding this Addendum.

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